

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 26, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, under the direction of their instructor, Kathy Lily.

** 'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,

THAT the Minutes of the following meetings (with the exception of the 'In Camera' portion), be adopted:

Regular Council	- September 12, 1978
Special Council (Public Hearing)	- September 12, 1978
Special Council (Celebrity Enterprises)	- September 13, 1978
Special Council (Public Hearing)	- September 14, 1978.
	- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Transport of Toxic Materials
through the City

The Mayor gave a brief report on the motor vehicle accident which resulted in a chlorine gas leak on a section of Main Street. He and the City Manager met with the Police and Fire Chiefs and, as a result, the Mayor has called upon all chemical companies and carriers to not transport these materials across the City any longer until they have contacted the Fire Chief for advice and direction.

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** Due to time constraints, there was no 'In Camera' meeting this day.

Regular Council, September 26, 1978

Transport of Toxic Materials
through the City (cont'd)

A task force has been established to consider regulations governing transportation of toxic materials through the City. It is anticipated that this report will be before Council within a few weeks.

REPORT REFERENCE

Trade Convention Centre, Pier B-C

Council had before it a report from the Chairman of the Task Force Steering Committee on the proposed Trade Convention Centre on Pier B-C. In addition, the City Manager, Director of Finance, City Engineer, Director of Planning, Board of Trade and the National Harbours Board submitted reports and comments.

In his report, the City Manager related and compared the recommendations of the Task Force with those of the City Department Heads as follows and submitted for consideration the basic recommendation of the Steering Committee that the City contribute \$5 million toward the capital cost of a Trade Convention Centre on Pier B-C for Council's consideration:

" Should Council wish to endorse the Steering Committee's position, the City Manager RECOMMENDS the following position:

1. In view of the overall benefits to society, the benefits to the City economy, and the stimulation of the hospitality industry, and the property taxes generated from adjoining properties, the City agree to contribute \$5,000,000 to the capital cost of the Trade Convention Centre on Pier B-C provided that:
 - a. it is demonstrated to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed \$5,000,000.
(Task Force Recommendation.)
 - b. the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed \$25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective.
(Task Force Recommendation.)
 - c. the City own the Centre.
(Task Force Recommendation - the Director of Finance recommends the City not own the Centre.)
 - d. the Province provide the City, through authorization for a hotel tax, creation of a suitable endowment fund, and funding for promotional work, adequate financial assurance to the satisfaction of City Council.
(Expanded Task Force Recommendation - the Director of Finance recommends the City collect full taxes and not share any deficits. The Manager's recommendation is intended to cover the Director of Finance's concerns by direct provision of funds through the means listed, to cover civic servicing costs and to offset any remaining deficit.
 - e. the management structure be worked out with the City, NHB, and the Province, in collaboration with the Vancouver Board of Trade, to the satisfaction of Council, along the lines in this report, the intention being that the City be the owner.
(Task Force Recommendation.)

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REPORT REFERENCE (cont'd)Trade Convention Centre, Pier B-C
(cont'd)

- f. the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council.
(Task Force Recommendation; relates to Director of Planning's recommendation to negotiate mutually compatible development goals.)
- g. the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent.
(Partly covered by Task Force Recommendation.)
- 2. Marathon Realty Co. Ltd. be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.
(Task Force Recommendation.)
- 3. The City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from this report and additional material regarding the beneficial impact on trade.
(Task Force Recommendation.)
- 4. The City express its willingness to negotiate the financial matters raised in point 1(d) above.
(Direction of Planning recommends further negotiation to establish a cost sharing proposal.)
- 5. The following recommendations of the City Engineer be approved:
 - a. The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Center.
 - b. The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Center - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.
 - c. Good pedestrian access be provided along the waterfront to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.
 - d. The supply of parking for the Trade and Convention Center be limited to 1,000 spaces.
 - e. Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system. "

Mr. D. Sutcliffe, Chairman of the Steering Committee, reviewed the Committee's report for Council's guidance.

Mr. D. Selman, President of the Vancouver Board of Trade, reiterated the points raised in the comments from the Board previously circulated to Council. He stated that construction of a Trade Convention Centre on Pier B-C is an important objective

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REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

and, in the view of the Board, will be an asset of great value to the City of Vancouver, not only economically, but as a remarkable feature of the City's downtown environment.

Dr. Gordon Shrum, representing the Provincial Government, stated he is very optimistic about the potential for the Centre. The Provincial Government is willing to immediately set up a \$1.5 million endowment fund to ensure that the interest on this fund could begin accruing two years before the Centre would be in operation. He also stated that he has been informed that it is most unlikely that the Provincial Government would agree to authorize the City to collect a hotel tax towards the operating deficits of the Centre.

Mr. Donald Murray, Marathon Realty, circulated a letter dated September 26, 1978, and read from same. Marathon Realty, in response to a request from the Provincial Government, has indicated a very conceptual and general development proposal for the deck. Marathon is prepared to co-operate in a responsible manner with the City on waterfront development, however, it was stated that if the City wishes to have private development share a portion of the costs of servicing the waterfront, it must be prepared to allow viable densities.

Mr. B. Ekstrom of the National Harbours Board, reiterated the points made in Mr. Spoke's letter of September 25, 1978. The letter stated it is not possible for the National Harbours Board to meet the Provincial Government's condition to lease Pier B-C for \$1.00 per year and would require, as its minimum position, retention of its present net revenue from the lease of the Pier of \$325,000 per year. The Board, however, supports the recommendations contained in the Task Force's report with the exception that it cannot take a position on the suitability of a possible Federal Government grant to offset lease rentals to the National Harbours Board.

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CIVIC RECOGNITION - Mr. D.H. Little

At this point in the proceedings, Council recognized Mr. Douglas H. Little, the City Clerk, who is retiring from the City service on September 29, 1978, after 41 years.

Mr. Little, who was present in the Council Chamber with Mrs. Little, was presented with a silver tray and retirement certificate. Mr. Little responded in appreciation.

Alderman Brown presented a bouquet of flowers to Mrs. Little.

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The Council recessed at approximately 4:40 p.m., and reconvened at approximately 4:55 p.m.

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REPORT REFERENCE (cont'd)Trade Convention Centre,
Pier B-C (cont'd)

Council agreed to deal with the recommendations in the City Manager's report and in the report of the Director of Finance concurrently and following debate, took action as follows:

MOVED by Ald. Rankin,

THAT Council agree to contribute \$5 million towards the capital cost of a Trade Convention Centre and its ancillary facilities.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the senior governments be responsible for any capital cost overruns and that it be clear that the City of Vancouver is not responsible for more than \$5 million.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Puil
and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT

- (a) financial participation in this Centre be contingent upon demonstration to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed \$5,000,000.
- (b) the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed \$25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective.

- CARRIED

(Aldermen Brown, Ford, Marzari and Rankin opposed)

MOVED by Ald. Rankin,

THAT the City of Vancouver not be responsible for owning, operating, or managing the complex and that a single party have ownership and responsibility for management including full control over 'promotion'.

- CARRIED

(Aldermen Bellamy, Gerard, Harcourt, Puil and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,

THAT the word 'solely' be inserted after the words 'not be' in the above motion.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Marzari, Puil
and Rankin opposed)

MOVED by Ald. Rankin,

THAT the development be subject to normal property taxes.

- CARRIED

(Mayor Volrich opposed)

AMENDED SEE PAGE 164

cont'd....

REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

MOVED by Ald. Rankin,

THAT the City continue negotiations with other parties in order to resolve current differences on financial and other matters;

FURTHER THAT the Province's informal offer to finance the City's contribution at \$1 million a year for five years at no interest, be accepted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT

- (a) the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council.
- (b) the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent.
- (c) Marathon Realty Co. Ltd., be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.
- (d) the City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from the Task Force and other reports and additional material regarding the beneficial impact on trade.
- (e) the following recommendations of the City Engineer be approved:
 - (i) The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Centre.
 - (ii) The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Centre - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.
 - (iii) Good pedestrian access be provided along the waterfront, to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.

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Regular Council, September 26, 1978 7

REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

- (iv) The supply of parking for the Trade and Convention Centre be limited to 1,000 spaces.
- (v) Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

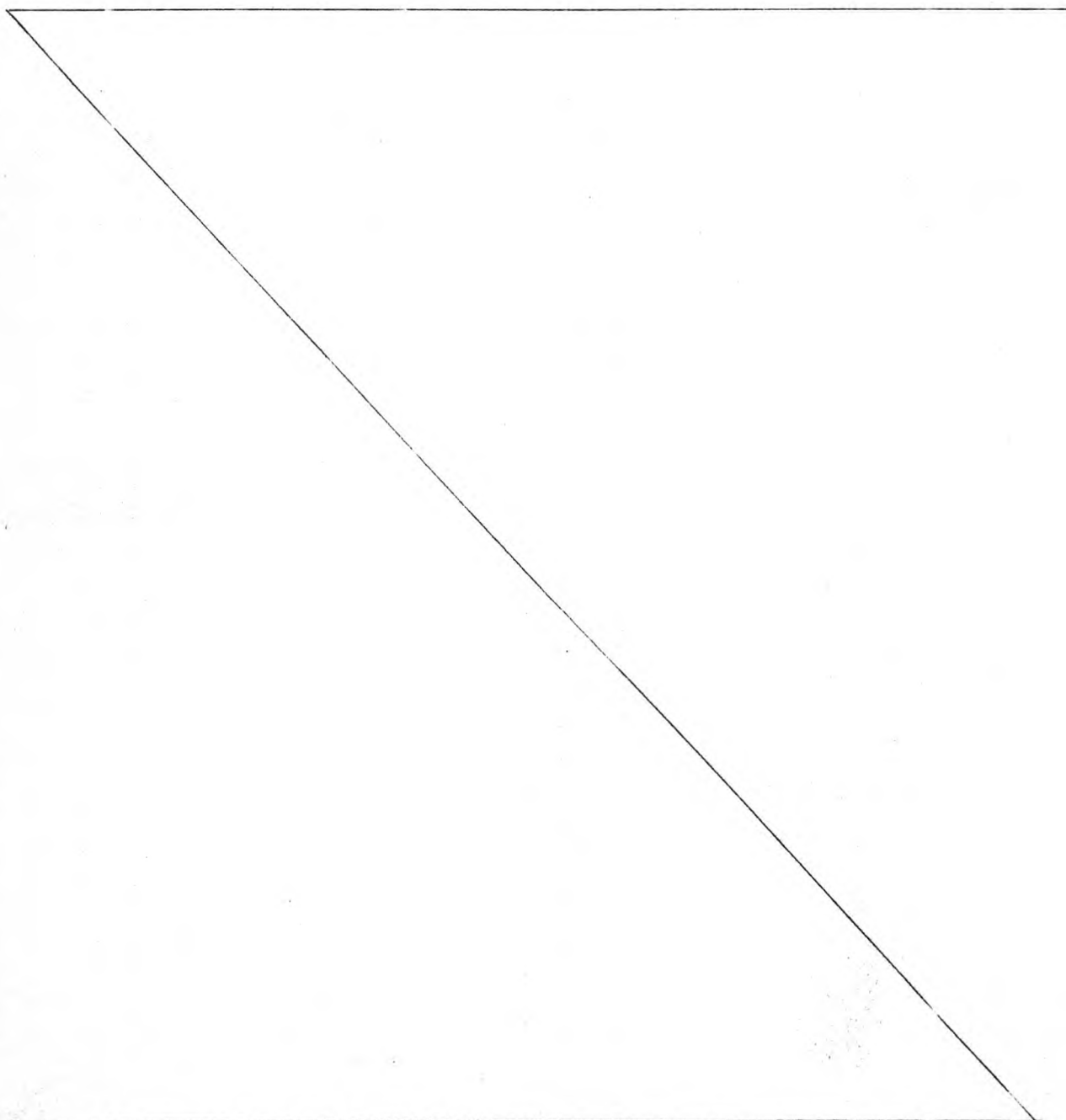
THAT the Provincial Government be requested to extend the time limit on financing of the complex to November 30, 1978.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:55 p.m. to reconvene at 7:30 p.m.

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Regular Council, September 26, 1978 8

The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

1. Soft Rock Cafe,
1921 West 4th Avenue

Council, on August 29, 1978, resolved that the operators of the Soft Rock Cafe be requested to appear before it to show cause why their restaurant license should not be revoked.

Mr. V. Elias, Counsel for the restaurant operators, addressed Council and stated that his clients have made a number of improvements to the restaurant to contain the noise within the structure. In fact the restaurant is presently closed for further renovations along these lines. He stated his clients were under the impression that, having taken the necessary steps to remedy the noise situation, they could extend their hours of business, and did so.

Mr. K. Barron, Accoustical Engineer, addressed Council and circulated the results of his noise measurements in the area adjacent to the Soft Rock Cafe.

Council noted a request from residents in the area to speak on this matter, and it was

MOVED by Ald. Rankin,

THAT the request from the residents be approved and the delegation be heard.

- CARRIED UNANIMOUSLY

Mr. R. Vaughan, representing a number of residents in the area, addressed Council and stated that the residents feel it is not viable to live comfortably near a live entertainment centre, particularly when the entertainment continues into the small hours of the morning. He also referred to disturbance in the area when the patrons of the Cafe are leaving.

Mr. K. Armstrong, City License Inspector, reported an inspection of the Cafe was carried out recently and, at that time, the entertainment continued past midnight.

MOVED by Ald. Rankin

THAT the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months.

- CARRIED.

(Ald. Bellamy, Gerard, Harcourt, Marzari and Puil opposed on the basis they favoured revocation of the restaurant license)

2. Site for the Relocation of
Firehall #22, Marpole

Council, on September 12, 1978, approved a delegation request from Mr. D.W. Shaw, solicitor for the owners of property at 59th Avenue and Laurel Street, when the matter of the site for the relocation of Firehall #22, Marpole, was before it.

Before Council for information was a report of the Standing Committee on Planning and Development, dated September 14, 1978, on this matter. Also submitted was a brief from Mrs. Lauretta Shields on behalf of the concerned citizens of 59th Avenue and Laurel Street requesting that the site at 59th and Laurel not be approved.

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DELEGATIONS (cont'd)Site for Firehall #22, Marpole
(cont'd)

The report of the Standing Committee on Planning and Development indicated that four sites were considered for the relocation of the Firehall, as follows:

1. S.W. corner of Oak Park
2. N.W. Corner of 59th Avenue and Laurel Street
3. S.E. Corner of Laurier School grounds
4. S.W. Corner of Pearson Hospital grounds.

It was noted that the Park Board has refused to allow the Firehall to be located on Site #1; the School Board is not in favour of Site #3 being used for this purpose, nor will the Provincial Government agree to the use of Site #4.

Mr. D.W. Shaw, solicitor for the property owners at 59th and Laurel, addressed Council and circulated a brief in which it was stated that to locate a firehall adjacent to the Oakherst and Parklane Private Hospitals, which have a number of geriatric patients, would be detrimental to the patients' well-being. He also circulated a petition signed by over 150 people living in the immediate vicinity of this site, all of whom are opposed. The brief requested that Council locate the Firehall on the Oak Park Site.

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Alderman Marzari left the meeting at this point

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Mr. I. Taylor, Chairman, Marpole Citizens Planning Committee, reviewed the Committee's involvement with this matter.

Mr. S. Silbernagel, Save Oak Park Committee, addressed Council and read from a brief which was circulated. The brief put forth arguments why the Oak Park Site should not be used for this purpose.

Mr. L. Haberlin, representing people favouring the Oak Park Site, circulated a brief which set out arguments in favour of the use of the Oak Park Site for a firehall.

MOVED by Ald. Harcourt

THAT the City Manager be requested to investigate the suitability of the following two sites and any other potential sites for relocation of Firehall #22, for report back within a month:

- A. The Salvation Army property located on the corner of 57th Avenue and Oak Street.
- B. The property on the corner of 57th Avenue and Selkirk Street.

- CARRIED UNANIMOUSLY

3. West End Street Paving

Council, on September 12, 1978, considered a report of the City Manager, dated August 14, 1978, on West End Street Paving, noted requests from residents of the West End to speak at an evening meeting on the proposed improvements to Bute Street, and resolved;

"THAT the recommendation of the City Manager, with the exception of removal of trees on Bute Street for the time being, be approved;

FURTHER THAT the matter of the Bute Street improvements be deferred to an evening meeting and that representations be heard from the affected West End residents."

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Regular Council, September 26, 1978 10

DELEGATIONS (cont'd)

West End Street Paving (cont'd)

Mr. D. Rudberg, Assistant City Engineer - Traffic, and Mr. E. West, Assistant City Engineer - Streets, explained the position of the Engineering Department.

The following addressed Council on this matter and spoke against the proposed improvements to Bute Street and the main arguments were that the living environment of the residents would be affected, traffic would be increased, trees would be destroyed and that a full survey of residents east of Denman Street to ascertain their reaction to a revival of Traffic Scheme 2, be undertaken and completed as soon as possible:

Mrs. C. Walker, West End Traffic Committee, (brief filed)

Mr. C. Garside.

A representative for Stroshin Apartments.

Mr. J. Elliot, Banff Apartments, (brief filed)

Mr. J. Arnaud.

Mrs. M. Basher,

Mr. R. Amaro.

Miss A. Cronin.

Miss B. Howard, of the Planning Department stated that the Planning Department has some serious concerns about the implementation of the improvements to Bute Street and the removal of the trees, and recommended that no action be taken until a review of the Downtown Transportation Plan has been undertaken.

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At this point, Alderman Kennedy left the meeting.

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MOVED by Ald. Gibson

THAT the City Engineer be instructed not to proceed with the proposed improvements on Bute Street from Pender to Robson.

- CARRIED

(Ald. Bellamy and Puil opposed)

UNFINISHED BUSINESS

1. Follow-up of Finance Committee Review of Department of Permits & Licenses - Development Division

Council, on September 12, 1978 deferred consideration of this clause of the Standing Committee on Finance and Administration to permit the Acting Director of Permits and Licenses an opportunity to be present at the discussion.

Mr. Hebert was present and available for questioning.

MOVED by Ald. Bellamy

THAT the permanent position of Plan Schedule Clerk be established subject to classification by the Director of Personnel Services.

FURTHER THAT the additional funding in the amount of \$7,126 to cover the 1978 estimated cost be provided from the Contingency Reserve Account.

- CARRIED

(Ald. Puil opposed)

(Ald. Brown opposed)

UNFINISHED BUSINESS (Cont'd)

2. Minaki Lodge (Loomis Holdings)
1138 Nelson Street

Council, on September 12, 1978, deferred consideration of the Manager's report dated September 8, 1978 on Minaki Lodge to permit a delegation from the West-end office of the Department of Human Resources to appear.

The Department of Human Resources advised that it did not wish to appear before Council, and instead, submitted a letter dated September 21, 1978, which urged that:

1. Minaki Lodge be maintained as a licensed room and board facility.
2. The City assume management.
3. Necessary improvements be made to the building.

MOVED by Ald. Brown

THAT The Director of Legal Services be instructed to take appropriate action to protect the City's interests;

FURTHER THAT the Supervisor of Properties be authorized to take over the management of the building and take the necessary steps to phase out the operation by December 31, 1978.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. New Mount Pleasant Boys' and
Girls' Club (Kivan Club)

Under date of September 18, 1978, the Mayor submitted the following memorandum to Council:

" Members of Council will recall our having dealt with the grant request of the Boys' and Girls' Club of Greater Vancouver. You will recall the fact that the Club was obliged to change its plans for the construction of the Club, when they were faced with the necessity to change their proposed location. The grant request had been in the amount of \$13,158.14. On August 29th, 1978 the Council approved a grant of \$7,125.07 "to cover the costs of development permit fees and site sign erection costs, and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine Streets site."

Representatives of the Club have come in to see me for further discussion of this matter, and they are requesting that the Council give reconsideration to their grant request.

I am enclosing a copy of a summary of the facts on which they are basing this renewed request. Certainly the Club has at all times been acting in good faith, and a great part of the delay and additional costs has in no way been caused by them.

I am inclined to recommend an additional grant of \$5,000."

MOVED by Ald. Rankin

THAT an additional grant of \$5,000 to the New Mount Pleasant Boys' and Girls' Club (Kivan Club), be approved.

(Ald. Brown opposed)

- CARRIED BY THE
 REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)2. Amendments to the Unemployment Insurance Act.

In a letter dated September 15, 1978, Vancouver and District Labour Council attached a copy of its letter to the Minister of Employment and Immigration on the proposed amendments to the Unemployment Insurance Act. The letter requested the Minister to urge the Cabinet to reconsider the proposed cut-backs, and attack inflation and create employment for the unemployed.

The Vancouver and District Labour Council requested Council to also oppose the proposed amendments to the Unemployment Insurance Act.

MOVED by Ald. Bellamy

THAT the communication from the Vancouver and District Labour Council, be received.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe.

For Council action on this Communication see page 8.

4. Financing College Education Corporation of North Cowichan

In a letter dated September 18, 1978, the Corporation of the District of North Cowichan requested Council to pass a resolution similar to the following, and forward it to the Provincial Government:

"That the Government of British Columbia be requested to proclaim the applicable sections of the Colleges and Provincial Institutions Act (Bill No.82) which will provide for the removal of financing the institutional budget through property taxation and establish the financing on the same basis as provided for in the Universities Act"

MOVED by Ald. Harcourt

THAT the letter from the Corporation of the District of North Cowichan, be received.

- CARRIED UNANIMOUSLY

5. Transport Holdings Ltd.
Request for Plebiscite
re Transit System in
Greater Vancouver

Mr. W.G. Rathie, in a letter dated September 2,, 1978, requested Council hold a plebiscite on November 15, 1978, and that the following question be put to the voters:

"Are you in favour of or against the City of Vancouver entering into a service agreement with the Urban Transit Authority to operate the Bus System in Greater Vancouver?"

MOVED by Ald. Puil

THAT the letter from Transport Holdings Ltd., be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)6. Form of Ballot: Electoral Reform.

Under date of September 22, 1978, the City Clerk submitted the following memorandum to Council:

" Council, on September 12, 1978 passed the following motion:

"THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

'Are you in favour of electing Aldermen to City Council:

(a) By Areas _____

(b) At Large _____ ' "

As some Council members, during debate of the foregoing, felt that the wording on the ballot submitted in 1973 was not clear to the electorate, I am submitting a draft copy of the ballot that will be presented to the voters on November 15, 1978 and recommend that the ballot be approved as indicated. "

MOVED by Ald. Harcourt

THAT the above communication from the City Clerk be deferred to the next meeting of Council to permit adequate time for consideration and debate.

- CARRIED UNANIMOUSLY

7. Buildings 5,6, 7 & 8 on Jericho Beach Park Site

Council noted a letter dated September 25, 1978, from the Acting-Secretary of the Heritage Advisory Committee, advising of the following resolution of the Committee:

"THAT Vancouver City Council be notified that the Heritage Advisory Committee is considering Heritage merit for buildings five, six, seven and eight on the Jericho Beach park site. The Committee, therefore, requests City Council to withhold any demolition permits for these buildings pending Heritage evaluation."

MOVED by Ald. Rankin

THAT the letter from the Heritage Advisory Committee be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 22, 1978

Works & Utility Matters
(September 22, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Sewer Reconstruction - Helmcken: Hornby/Howe;
Lane West of Howe: Helmcken North
- Cl. 3: Sewer Reconstruction - Lane West of Commercial
South of 18th Avenue
- Cl. 4: Closure of Portion of Lane North of Brigadoon
Avenue East of Victoria Drive
- Cl. 5: Local Improvements on the 'Initiative Principle'

Clauses 1 - 4 inclusive.

MOVED by Ald. Bellamy

THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Gerard was excused from voting on clause 4,
due to conflict of interest.)

Local Improvements on the
'Initiative Principle'
(Clause 5)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Social Service & Health Matters
(September 22, 1978)

Noise Complaint re 1515 Barclay Street,
(Clause 1)

MOVED by Ald. Bellamy

THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 22, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Grandview-Woodland N.I.P. - Streetfront
Alternative School Improvements
- Cl. 2: Strata Title Conversion - 6070-6080 East Boulevard
(Boulevard Manor Apartments)
- Cl. 3: Kensington N.I.P. - Litter Containers

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(September 22, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) July 1978
- Cl. 2: Rental Agreement for Police Satellite Radio Receiver Installation at Fontainebleu Apartment
- Cl. 3: Vancouver Economic Advisory Commission
- Cl. 4: Staff Overtime at Analyst's Laboratory
- Cl. 5: Interest Allowed on Prepayment of Real Property Tax

Clauses 1 - 5 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 22, 1978)

Day off in Lieu of Remembrance Day
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 22, 1978)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Acquisition for Park Site #7 West End School and Park Site - 1107 Thurlow Street
- Cl. 2: False Creek - Lot 34 - Proposed Subdivision
- Cl. 3: Approval of Subdivision Plan Pertaining to City-Owned Lots held for Fraserview Parking
- Cl. 4: Establishment of Land for Road Purposes E/S 1800 Block Granville Street
- Cl. 5: Lease of 17 Foot Widening Strip of Arbutus Street adjacent to Lot D, Block 425, D.L. 526
- Cl. 6: 60 Year Ground Lease to G.V.H.C. for Family Housing Foster and Euclid Streets
- Cl. 7: Sale of City-Owned Site for Modest Income Housing N/W Corner of Napier and McLean Streets
- Cl. 8: Sale of City-Owned Property (Former Haro Park Site)

Clauses 1 - 6 and 8 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Sale of City-owned Site for Modest Income
Housing - N/W Corner of Napier & McLean Streets
(Clause 7)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald Bellamy & Rankin opposed)
(Ald. Harcourt excused due to conflict of interest)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)B. Manager's Report
(September 6, 1978)Task Force on Municipal Policing
Costs in B.C., Preliminary Report

The City Manager requested that recommendation 1 in this report be amended by adding " with the exception of recommendation 25 ".

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, contained in this report and as amended by him this day, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(September 21, 1978)Staffing New Central Hotel
and Ferry Hotel

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(September 22, 1978)Alternative Trade and Convention Centre

Council noted a delegation request contained in this report from Mr. James Fensom, Architect, and it was

MOVED by Ald. Harcourt

THAT consideration of this report be deferred, pending the hearing of the delegation, as requested.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Planning and Development,
September 14, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Marpole Local Area Planning Program - Progress Report and Terms of Reference for Citizens' Planning Committee
- Cl. 2: Champlain Heights - Phase 2 - Plan Amendments
- Cl. 3: Status of City-Owned Land bounded by 29th Avenue Boundary Road and Monmouth Street

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Community Services,
September 14, 1978

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Sale of Surplus City Furniture and Equipment to Non-Profit Organizations
- Cl. 2: Liquor Permit Application - 1636 Robson Street
- Cl. 3: Liquor Permit Application - Stanley Park, Ferguson Point
- Cl. 4: Liquor Permit Application - 2204-06 York Avenue
- Cl. 5: Control of Minors in Cabarets
- Cl. 6: Condition of Family and Juvenile Courts
2625 Yale Street
- Cl. 7: Condition of Buildings - Ferrara Court Apartments,
504 East Hastings and Lee Building, 175 East Broadway

Clauses 1 - 7 inclusive

MOVED by Ald. Rankin

THAT clause 1 be received for information and the recommendations of the Committee, as contained in clauses 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation,
September 14, 1978

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Four-Way Stop Signs - 32nd Avenue and Argyle Street
- Cl. 2: Request for Pedestrian Actuated Signal - Bayswater and Point Grey Road
- Cl. 3: Fraser/Cambie Bus Line Improvements
- Cl. 4: Provincial Revenue Sharing Act - Roadway Improvements
- Cl. 5: Local Improvements and Provincial Revenue Sharing - Highways
- Cl. 6: Transportation for the Handicapped

Clauses 1 - 6 inclusive

MOVED by Ald. Bellamy

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance and Administration
(September 14, 1978)

Hodson Manor
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no matters for discussion, prior to the G.V.R.D. meeting scheduled for Wednesday, September 27, 1978.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4804,
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Brown,

SECONDED by Ald. Puil,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,

SECONDED by Ald. Puil,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Control
of Minors in Cabarets)

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes
 (South 10' of East ½ of Lot 4, Block
 6, D.L. 192)

MOVED by Ald. Gerard,
 SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of East half of Lot 4, Block 6,
 District Lot 192, Plan 774

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands, so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of a lane.

- CARRIED UNANIMOUSLY

- B. Establishment of Land for Road Purposes
 (E/S of 1800 Block Granville Street)

MOVED by Ald. Gerard,
 SECONDED by Ald. Bellamy,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 1, Block 252, District Lot 526, Plan 9736;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as road;

THEREFORE BE IT RESOLVED THAT Lot 1, Block 252, District Lot 526, Plan 9736, be and the same is, hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted by Alderman Kennedy and Rankin, respectively, and recognized by the Chair:

1. Appointment of Advisory Committee
re Prostitution and Pornography

MOVED by Ald. Kennedy
 SECONDED by Ald. Gerard

THAT WHEREAS public opinion is split on the propriety of Council's interventions in the fields of prostitution and pornography; such interventions being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of Members of Council, despite which Council has nevertheless moved to wipe out 'Encounter Sessions' and to control businesses of this nature;

AND WHEREAS there is increasing evidence that certain streets are becoming more unsafe for women than at any time in the City's history;

THEREFORE BE IT RESOLVED THAT an Advisory Committee with Council representation be appointed to hear delegations, to collect evidence and to devise policies which might help law enforcement agencies to be more effective.

- (Notice)

NOTICE OF MOTION (Cont'd)2. B.C. Hydro Cutbacks

MOVED by Ald. Rankin

THAT WHEREAS a letter dated August 31, 1978, was received from B.C. Hydro and Power Authority outlining further cutbacks commencing November 10, 1978, on seven routes;

AND WHEREAS further cutbacks will impair transit services in the City and Region and will cause more people to use automobiles, thereby increasing traffic congestion, pollution and City costs for street widening and maintenance;

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council strenuously oppose these cutbacks, and
2. City Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979, and
3. The City develop as soon as possible a citizens' participation program for transit similar to the new G.V.R.D. participation program.

- (Notice)

ENQUIRIES & OTHER MATTERSAward for Bravery

Alderman Ford

referred to a copy of a letter to Mr. Dennis Lee, from the Commodore of the Royal Vancouver Yacht Club, commending him on his bravery, quick thinking and prompt action on September 2, 1978, when the Air-West plane crashed on the Coal Harbour Station, where Mr. Lee is employed as a watchman.

MOVED by Ald. Ford

THAT Council recommend to the Provincial Secretary that consideration be given to granting Mr. Dennis Lee a suitable award for his bravery on this occasion and that a copy of the letter from the Commodore of the Royal Vancouver Yacht Club be forwarded with this recommendation.

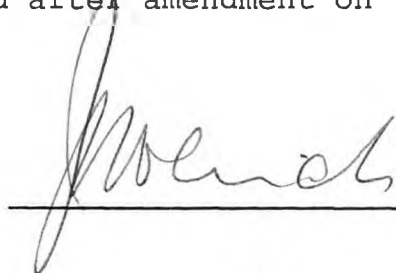
- CARRIED UNANIMOUSLY

* * * * *

The Council adjourned at 10.35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of September 26, 1978, adopted after amendment on
October 3, 1978.


MAYOR


CITY CLERK

September 22nd, 1978

TO: Vancouver City Council

SUBJECT: Trade Convention Centre - Pier B-C

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Manager reports as follows:

This report accompanies the Trade Convention Centre Steering Committee report and the related reports of your civic officials who served on the Steering Committee. This group worked under very tight time limitations, but nevertheless achieved a great deal in evaluating the proposed centre and clarifying the steps which must take place for it to proceed.

Your officials support the Task Force conclusions that the Trade Convention Centre would be an important asset, would be a remarkable feature of the downtown, and would provide benefits locally, provincially and federally. The proposed location can work from a traffic and servicing view, and would provide a stimulus to the redevelopment of the waterfront. The amount of support and enthusiasm for the project in many quarters is a major positive attribute of this scheme.

As noted in the Steering Committee report, there are still major problems to overcome, (in addition to the basic question of Federal funding). The planning implications of the proposed Marathon development and its integration with the Trade Convention Centre are issues of major importance to the City.

The other major concern for the City is economic. While the Task Force analysis shows overall cost benefits, the City of Vancouver does not receive a proportionate share of these benefits. Your officials believe the Task Force recommendations recognize this concern, but do not go far enough.

Providing a five million dollar contribution to the Trade Convention Centre is an important policy issue involving many intangible factors for Council to decide. If Council accepts the Task Force recommendation to continue with the project, the conditions related to the economics of the project must be considered carefully. Based largely on the comments of the Directors of Finance and Planning and the City Engineer, the City Manager has prepared possible modifications to the recommendations of the Steering Committee.

Provisions a, b, e, and f of the Steering Committee report are appropriate as written. Provisions c and d deal with Provincial support for the operation of the Centre, in the form of Provincial promotional work and the creation of an endowment to cover deficits. As an acknowledgement of City concerns about operating and servicing costs, these proposals are helpful. There are however, administrative and financial concerns about these proposals.

Most cities involved with facilities such as the Trade Convention Centre have access to hotel or sales tax to support their operations. To meet City concerns about deficits and off set servicing costs, such a revenue source would be appropriate for the City, together with or as a replacement for contributions through an endowment fund or promotional work. The preferable solution would be for the Province to transfer to the City by Charter amendment, the right to collect a 1% hotel tax in the City (one-fifth of the present hotel tax).

Of these alternatives, transfer of a portion of hotel tax to the City seems the most appropriate. This industry will benefit from the Centre and the Centre itself will facilitate the work of the Province in its tourist promotions.

SUMMARY

Your officials are positive about the potential for a Trade Convention Centre, for its positive impact on tourism, the economy, employment and waterfront development. If Council wishes to proceed with the Trade Convention Centre proposal, your officials believe it can work well on Pier B-C.

However, the City's financial concerns and the impact of the related Marathon development must be addressed in this decision.

The City Manager submits the basic recommendations by the Steering Committee that the City contribute \$5,000,000 toward the capital cost of a Trade Convention Centre on Pier B-C for Council's CONSIDERATION.

Should Council wish to endorse the Steering Committee's position, the City Manager RECOMMENDS the following position:

1. In view of the overall benefits to society, the benefits to the City economy, and the stimulation of the hospitality industry, and the property taxes generated from adjoining properties, the City agree to contribute \$5,000,000 to the capital cost of the Trade Convention Centre on Pier B-C provided that:
 - a. it is demonstrated to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed \$5,000,000.
(Task Force Recommendation.)
 - b. the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed \$25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective.
(Task Force Recommendation.)
 - c. the City own the Centre.
(Task Force Recommendation - the Director of Finance recommends the City not own the Centre.)
 - d. the Province provide the City, through authorization for a hotel tax, creation of a suitable endowment fund, and funding for promotional work, adequate financial assurance to the satisfaction of City Council.
(Expanded Task Force Recommendation - the Director of Finance recommends the City collect full taxes and not share any deficits. The Manager's recommendation is intended to cover the Director of Finance's concerns by direct provision of funds through the means listed, to cover civic servicing costs and to offset any remaining deficit.)
 - e. the management structure be worked out with the City, NHB, and the Province, in collaboration with the Vancouver Board of Trade, to the satisfaction of Council, along the lines in this report, the intention being that the City be the owner.
(Task Force Recommendation.)
 - f. the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council.
(Task Force Recommendation; relates to Director of Planning's recommendation to negotiate mutually compatible development goals.)
 - g. the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent.
(Partly covered by Task Force Recommendation.)

2. Marathon Realty Co. Ltd. be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.
(Task Force Recommendation.)
3. The City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from this report and additional material regarding the beneficial impact on trade.
(Task Force Recommendation.)
4. The City express its willingness to negotiate the financial matters raised in point 1(d) above.
(Direction of Planning recommends further negotiation to establish a cost sharing proposal.)
5. The following recommendations of the City Engineer be approved:
 - a. The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Center.
 - b. The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Center - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.
 - c. Good pedestrian access be provided along the waterfront, to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.
 - d. The supply of parking for the Trade and Convention Center be limited to 1,000 spaces.
 - e. Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system.

FOR COUNCIL ACTION SEE PAGE(S) 86 To 91

SUPPORTS DEL. 2
COUNCIL SEPT. 26/78

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 14, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Brown
 Alderman Kennedy
 Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
 COMMITTEE : M. L. Cross

INFORMATION

1. Site for the Relocation of Firehall #22, Marpole

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) in which the Director of Planning and the Fire Chief explain the process of selecting a new site for Firehall #22.

Mr. D. Thomsett, Local Area Planner, Marpole, advised that the present building housing Firehall #22 is inadequate because it is too small and cannot be structurally altered to accommodate modern apparatus. Its location is poor because:

- the site is too far to the south (about 1/3 of the present 3½ minute response area falls within the Fraser River or Richmond);
- there is a service gap to the north-east of the present response area;
- rush hour traffic on 70th Avenue impedes entry of fire trucks onto the street;
- fire trucks must travel uphill to many calls, slowing response time;
- the site is too small for a building of required size and expansion is blocked by a new apartment building to the west.

In the Spring of 1977 the Properties Division and the Fire Chief reviewed a number of alternative sites for the relocation of Firehall #22. A site at the northwest corner of 59th Avenue and Laurel was selected. Council instructed the Supervisor of Properties to negotiate for acquisition. As the owners were not willing to sell the Properties Division suggested other alternatives to a meeting of senior City officials; including a suggestion to swap a portion of Oak Park in exchange for the old firehall site. In November 1977 the Local Area Planning Program was established. It was felt that this project would best be handled by way of a comprehensive planning process. The following four locations were suggested:

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 September 14, 1978

Page 2

Clause No. 1 cont'd:

- S.W. corner of Oak Park
- N.W. corner of 59th Avenue and Laurel St.
- S.E. corner of Laurier School grounds
- S.W. corner of Pearson Hospital grounds

On May 25th the Planning Committee, after hearing delegations, a recap of the pros and cons of each site and the positions of Parks Board, School Board, the Province and the owner of the private site, voted on their preferences by way of a secret ballot. Of the 42 votes counted the breakdown was:

Site 1 - S.W	Corner of Oak Park	21 votes
Site 2 - N.W	Corner of 59th and Laurel	11 votes
Site 3 - S.E.	Corner of Laurier School	7 votes
Site 4 - S.W	Corner of Pearson Hospital	3 votes

The Director of Finance noted that the old #22 site disposal value is part of the funding structure for the replacement site and Firehall.

The following were present for the meeting:

Mr. L. Haberlin	Vice Chairman, Marpole Citizens' Planning Committee
Mrs. C. Mawson)	Save Oak Park Committee
Mrs. L. Silbernagel)	
Mrs. L. Shields	On behalf of concerned citizens of the 59th Avenue and Laurel St. area

Mr. L. Habelin submitted a folder containing excerpts from the minutes of the meetings of the Marpole Citizens' Planning Committee pertaining to the relocation of Firehall #22 (on file in the City Clerk's office). He stated that the issue had been referred to the newly formed Marpole Citizens' Planning Committee for its advice and the Committee recommended Oak Park site. He expressed concerns that a location near private hospitals, schools and a community centre did not seem appropriate.

Mrs. C. Mawson and Mrs. L. Silbernagel advised that their petition against Firehall #22 being relocated on Oak Park now contained over 155 signatures. Marpole has less park space than any other area. Oak Park is well used i.e., baseball, soccer, kite flying, frisbee, etc. The tennis courts are in use all year round. The southwest corner of the park is heavily travelled by people going to the park and youngsters going to school. In view of the fact that there is so little park space in the Marpole area and that Oak Park itself could be further developed with more activities the Committee feels strongly that Oak Park should remain as a Park.

Mrs. L. Shields presented a petition containing 152 signatures registering opposition to the selection of the 59th Ave. and Laurel St.

cont'd....

Part Report to Council
Standing Committee of Council
on Planning and Development
September 14, 1978

Page 3

Clause No. 1 cont'd:

site for the relocation of Firehall #22 because they have more than their share of noise and pollution due to heavy traffic on Oak Street. The area has many hospitals and the "Quiet Zone" should be observed and respected. Mrs. Shields noted that the lawyer representing the private hospitals would be appearing before Council on September 26, 1978.

Members of the Committee discussed the question of a land swap and suggested the Parks Board be approached. They were advised that the Parks Board had been approached and refused to consider it.

The Ideal School needs its land for playground. The School Board does not want the land used for a Firehall. It was felt that further discussions should be held with the School and Parks Boards on these matters.

After much discussion the Committee agreed that no decision should be made at this time due to the fact that a delegation on behalf of the owners of the property at 59th Avenue and Laurel St. would be appearing before Council on September 26, 1978.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 92 & 93

A-1

MANAGER'S REPORT, SEPTEMBER 22, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Fire Department Cold Weather Coats
 Fire Hose
 Ethylene-Glycol Anti-Freeze
 Towing Services for City-Owned Vehicles
 4 Wheel Drive Vehicle
 Automobiles (4)
 Two-Way Hand Held Solid State Portable Radios & Chargers (6)
 Back-Pack Demand Air Masks & Cylinders (14)
 Electric Wire, Cable & Conduits
 Supply of a Gas Chromatograph & Accessories

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATIONS

2. Sewer Reconstruction - Helmcken: Hornby/Howe; Lane West of Howe: Helmcken North

The City Engineer reports as follows:

"Sewer reconstruction in the above-noted locations was part of the downtown sewer separation program that was done in 1973/1974. The work in these two locations was delayed pending resolution of the lane rearrangement at the north end of Block 81. The lane rearrangement has now been finalized and the sewer work can now proceed.

The cost for this sewer work will be shared by the City and the developer because of increased costs related to the lane rearrangement. The work is estimated to cost \$110 000 shared, \$50 000 City/\$60 000 developer.

The original City funding for this project has been used in other areas of the downtown because of the uncertainty as to when the lane question would be resolved. Funds for the City share of this project (\$50 000) are available in Account No. 111/5811 - Refurbish Pump Stations. This money is available because the pump station at Columbia/Keefer has been eliminated as a result of recent rearrangement and reconstruction of the sewer network in the Chinatown/'neck' area. Therefore, funds for refurbishment of this station are not required.

I recommend that the sewer work described herein be done with the cost shared \$50 000 City/\$60 000 developer, and the City funds being reallocated from Account No. 111/5811 - Refurbish Pump Stations."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Sewer Reconstruction: Lane West of Commercial South of 18th Avenue

The City Engineer reports as follows:

"A section of the old sewer in the lane west of Commercial south of 18th Avenue has collapsed. Investigation shows approximately 30 feet of pipe has failed and now has been temporarily repaired. This sewer should be reconstructed as soon as possible. The estimated cost of this work is \$70 000.

cont'd....

MANAGER'S REPORT, SEPTEMBER 22, 1978 (WORKS: A1 - 2)

Clause No. 3 cont'd:

No funds are available in the 'sewer reconstruction' accounts at this time. However, funds can be transferred from Account No. 112/7605 - Relief of Southwest Marine Drive Trunk as this project will not go ahead until mid-1979 because of the need for additional study required on the best routing relative to the soil conditions on the embankment south of Marine Drive. Money can be provided in the 1979 Sewers Capital Budget to replace these funds.

I recommend that \$70 000 be transferred from Account No. 112/7605 for reconstruction of the sewer in the lane west of Commercial south of 18th Avenue."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Closure of Portion of the Lane North of Brigadoon Avenue East of Victoria Drive Adjacent to Lot A (Explanatory Plan 11129), Block 57, District Lot 727 Fraserview, Plan 8446
-

The City Engineer reports as follows:

"An application has been received from the Fraserview Assembly Church to relocate a portion of lane adjacent to their church situated at Victoria Drive and Brigadoon Avenue. This lane relocation is to accommodate proposed alterations to the church.

I recommend that all that portion of lane dedicated by the deposit of Plan 8446 shown hatched on the attached plan marginally numbered LF 8784 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) A portion of Lot 15, Block 57, District Lot 727 Fraserview, Plan 8446 to be dedicated for lane.
- (b) The portion of closed lane to be consolidated with the abutting lands.
- (c) The applicant to pay \$4 870 for the area of closed lane in excess of the area of lane being dedicated in accordance with the recommendation of the Supervisor of Properties.
- (d) The applicant to pay for relocation of utilities and provide necessary easements to contain them as well as paying for work required to physically relocate the lane. The estimated cost of the utility and lane work is \$10 000.
- (e) The applicant to provide and bear the cost of necessary plans.
- (f) Any agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Pavements & Curbs, Arterial Streets
- Pavements & Curbs, Higher Zoned
- Pavements & Curbs, Kitsilano Point

as shown below, are advanced to Council on the 'Initiative Principle'.

Pavements & Curbs, Arterial Streets

Nanaimo St., from 29th Ave. on the east side and from the north property line of Lot 23, Block 3, District Lot 393 on the west side, to 34th Ave.

cont'd....

MANAGER'S REPORT, SEPTEMBER 22, 1978 (WORKS: A1 - 3)

Clause No. 5 cont'd:

This route is a primary arterial street serving a wide area of the east side. It is an improved transit route farther to the north; an LRT station is proposed at Nanaimo and Vanness, and transit could be expected on this section to feed to LRT. Nanaimo is also part of the dispersed truck route system. The project will include upgrading the Kingsway intersection and left-turn bays on Nanaimo, as well as easing the sharp curve south of 29th Avenue.

4th Ave., from Highbury St. to 400 ft. east of Discovery St.
and
4th Ave. Diversion, from 4th Ave. to Trimble St.,
and
4th Ave., from Trimble St. to Sasamat St.

This is a portion of a primary arterial serving UBC and connecting West Point Grey to the balance of the City. It serves two transit routes and trucks destined to UBC. It also carries seasonal recreational traffic associated with Jericho Park, a regional attraction. The project will complete a missing link in the grid system and will remedy the present curves on the Diversion that are the subject of frequent complaints from residents of the area. A traffic-actuated signal at 4th Avenue and 4th Avenue Diversion will balance signal settings to varying traffic volumes.

The project has been discussed with the Park Board, inasmuch as it represents the entrance to Jericho Park in the same sense that Georgia Street is the entrance to Stanley Park. The design includes a centre boulevard to provide greater opportunities for landscaping to suit its environs and to enhance pedestrian safety. A bicycle path on the north side was originally proposed but will now be included within Jericho Park.

Pavements & Curbs, Higher Zoned

Maple St., 4th Ave. to 6th Ave.

This project was chosen in view of a high maintenance record and poor condition.

Ash St., Broadway to 6th Ave.

In keeping with Council policy to improve the Fairview Slopes area, this project has been advanced due to a poor rating. It is industrial and fully developed.

Columbia St., 8th Ave. to Broadway
6th Ave., Columbia St. to Alberta St.
6th Ave., Quebec St. to Ontario St.

These three projects have been advanced owing to poor condition. The condition of the street has been inspected and the type of development noted. Full development warrants replacement.

Pavements & Curbs, Kitsilano Point

Maple St., McNicoll Ave. to Ogden Ave. on the east side and from
McNicoll Ave. to a point approximately 350 ft. north
on the west side.

Ogden Ave., Maple St. to Cypress St.

Ogden Ave., Cypress St. to Chestnut St.

Chestnut St., Ogden Ave. to Greer Ave. on the west side and from
the extension of the NPL of Ogden Ave. to the
extension of the NPL of Greer Ave. on the east side.

Cypress St., Cornwall Ave., to Greer Ave. on the E/S and from
Cornwall Ave. to the north property line of VR464,
Block 186A, District Lot 526 on the W/S.

City Council in August of 1975 approved a recommendation of the Standing Committee on Planning and Development (arising out of the Local Area Planning process) that the paving and curbing in the Kitsilano Point area be advanced on the initiative. Supplementary Capital, now approved, will be used to cover the City's share of these costs.

cont'd....

MANAGER'S REPORT, SEPTEMBER 22, 1978 (WORKS: A1 - 4)

Clause No. 5 cont'd:

The City's share of these projects except for the Kitsilano Point projects will be provided for in the 1979 Basic Capital Budget, subject to the approval of Council. The City's share of the Kitsilano Point projects will come from funds already allocated for Chestnut Street and from now approved Supplementary Capital."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 15, 1978.

The estimated total cost of these improvements is \$1 968 905 and the City's share of the cost is \$1 745 449.

I have to report that the necessary financial arrangements can be made to carry out the work for those projects coming out of funds already allocated or out of Supplementary Capital. For those projects the cost of which is coming out of the 1979 Basic Capital Budget, the necessary financial arrangements can be made to carry out the work subject to Council approval in advance of this Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The Court of Revision for the projects listed above be held at 7:30 p.m., Thursday, December 7, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 98

A-2

MANAGER'S REPORT, September 22, 1978 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Noise Complaint re 1515 Barclay Street

The Medical Health Officer reports as follows:

"RE: Petition from residents of Costa Brava Apartments, 1531 Barclay Street, Vancouver, BC regarding noise from 1515 Barclay Street:

The premises was inspected on August 29, 1978. Verbal orders were given to tenants, manager and owner of 1515 Barclay Street to comply with the provisions of the noise control by-law.

A written order was attached to the wall in the main hall of the premises.

Corporal B. McGuiness of the Vancouver Police Department also spoke to the tenants re the noise problem.

On September 6, 1978, a re-check was made with Mr. Dueck, manager of 1531 Barclay Street. He stated that there has been no further problem with noise since August 29, 1978."

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 98

A-4

Manager's Report, September 22, 1978 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P.: Streetfront Alternative School Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included a contingency allocation of \$120,000.00 for the stated purpose of providing funding for projects in addition to those described in the Concept Plan. This approach is intended to encourage people with new project ideas to become involved in the program during its implementation stage. Improvement of the premises occupied by the Streetfront Alternative School Program is a project in this category.

Britannia Elementary/Secondary School operates this program of regular high school courses in a storefront to accommodate 15 students per year who, for reasons of learning disability or behavioural problems, are unable to fit into a regular high school environment. The program was initiated at this location, 896 Commercial Drive, in September of 1975 and after three years of successful operation is expected by the Britannia School administration to continue for the foreseeable future, (Appendix I). The store front space has been leased annually for three years, has a one year lease at present, and has options to lease the premises for the two subsequent years, (Appendix II).

The Grandview-Woodland N.I.P. Committee recommends that a total of \$750.00 be appropriated for the office improvements requested. Tables, bookshelves, wall hangings and finishing materials are the major components of the intended improvement and the majority have been indicated to be recoverable should the location of the program change, (Appendix III).

C.M.H.C. and the B. C. Department of Municipal Affairs and Housing are in agreement with the appropriation of funds for this project.

The Director of Planning recommends that \$509.00 be appropriated from the Grandview-Woodland NIP Account #898-9408 and that \$241.00 be appropriated from Unappropriated City NIP Funds Account #532-7901 to supplement the normal 25% City funding with costs to be shared as follows:

C.M.H.C.	\$214.00	(28.57%)
Province of B.C.	\$107.00	(14.29%)
City of Vancouver	\$429.00	(57.14%)."

The City Manager **RECOMMENDS** that the recommendation of the Director of Planning be approved.

2. Strata Title Application - Conversion 6070-6080 East Boulevard (Boulevard Manor Apartments)

The Director of Planning reports as follows:

"An application has been received from L.S.P. Enterprises Limited, 801-409 Granville Street, and Tomar Management Incorporated, 4678 Highlawn Drive, Burnaby, B. C. (Registered owners in fee-simple), to convert this three storey, wood frame - commercial/apartment building at 6070-6080 East Boulevard (Boulevard Manor Apartments), Lots 7 and 8 of 1 W₂, Block 15, D.L. 526, Plan 3247, erected in 1956, from rental to Strata Title Ownership, a total of 15 strata lots. The zoning is C-2 Commercial.

The building contains 3,000 square feet of commercial office space on the ground floor and twelve apartments in total on the second and third floors.

The property has seven on-site parking stalls. Land title records indicate that the two original owners described above acquired the property on September 17, 1976 and subsequently sold to other individuals, undivided interests to six (6) of the twelve (12) apartments and two of the three (3) commercial spaces.

Manager's Report, September 22, 1978 (BUILDING: A-4 - 2)

Clause 2 continued

The building is therefore presently occupied as follows:

- 6 suites occupied by owners, having undivided interest in the building;
- 4 suites occupied by renters;
- 2 suites are vacant;
- 2 commercial spaces occupied by owners of undivided interests;
- 1 commercial space occupied by a renter;

A signed statement from both "owners" and renters indicates all agree and consent to the proposed conversion of this building from rental to Strata Title Ownership.

The applicants have submitted the following information:

1. Building plans showing the limit and extent of all proposed strata lots and common property.
2. Prospectus of conversion proposal.
3. Supporting signatures of "owners" and renters.
4. Building inspection report from Robert Todd, Architect.

N.B. See Appendix 'A' for Site Plan.

Complete application can be seen at the City Planning Department.

Further to the condition of the building, the Acting Director of Permits & Licenses reports as follows:

"On August 15, 1978, an inspection of the above premises was made by Building, Plumbing, and Electrical Inspectors and a Fire Warden to determine conformance with current By-laws.

The Following items are required to be corrected for compliance:

Building and Fire Warden

1. The interior north wall is required to have a one hour fire resistance rating and be of non-combustible construction and the area of unprotected openings must comply with table 9.10.15A of Building By-law #5190. Alternatively this wall may be of combustible construction with all voids filled with acceptable insulation and the exterior covered with non-combustible cladding, or the building may be fully sprinklered and the exterior covered with non-combustible cladding. In both alternatives unprotected openings must comply with table 9.10.15A of Building By-law #5190.
2. The Fire Alarm System must be upgraded and approved smoke alarms installed in each dwelling unit to comply with Building By-law #5190.
3. Emergency lighting must be installed to comply with Building By-law.
4. Existing illuminated Exit signs must be replaced with an approved type that complies with Sec. 3.4.6 of Building By-law.
5. The exit sign over the rear exit door in the basement must be removed and installed over the exit door in the north side of the building.
6. All doors off public corridors, including suite entrance and closet doors must be replaced with 1 3/4 inch solid core doors and provided with self closing devices and approved latch sets.
7. Exit stair way doors must be 1 3/4 inch solid core, and provided with self closing devices and latch sets and "Fire Door Keep Closed" signs to be provided on each door.

Manager's Report, September 22, 1978 (BUILDING: A-4 - 3)

Clause 2 continued

8. The door separating the lobby from the rear exit corridor must be 1 3/4 inch solid core with self closing device and latch set.
9. All doors in the basement exit corridor must have a 3/4 hour fire protection rating to comply with Sec. 40(6) of Fire By-law #5012.
10. Side lights adjacent to the doors in the exit stair enclosure must be fitted with wire glass in steel frames.
11. Holes, voids and openings in walls must be filled to maintain the integrity of fire separations, including openings for milk bottles, vent fan in laundry room, plumbing access panel in the laundry room and various holes in the furnace room.
12. The garbage chute doors must be replaced with 3/4 hour approved labelled chute doors.
13. The door opening to the storage area under the stairs must be filled with a rated closure to maintain the integrity of the fire separation of the exit enclosure.
14. The required sound transmission rating could not be determined.

Electrical

1. 30 A plug fuses to be non-tamper type.
2. Non-metallic sheathed cable in storage rooms to be properly fastened to wall and ceiling.
3. Broken light fixture in storage room to be replaced.
4. Armoured cable in laundry room to be properly fastened with approved straps.
5. Fire alarm bell to be installed on ground floor.

Plumbing

No Requirements."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"The Council resolution (March 11, 1976), on strata title conversions reads:

'That where more than 10% of the tenants object to a conversion it not be permitted.'

In view of the existing support for the application by the present owner/occupants, no interviews are necessary."

The Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the occupied premises at 6070-6080 East Boulevard to Strata Title ownership, i.e. 15 strata lots and the Approving Officer is hereby authorised to sign the required strata plans subject to the following condition:

'That this particular building is first upgraded to substantially comply with all relevant City By-laws, said work to be carried out to the owner-developer's cost and to the satisfaction of the Director of Permits and Licenses Department.'

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, September 22, 1978 (BUILDING: A-4 - 4)

3. Kensington N.I.P. - Litter Containers

The Director of Planning and City Engineer report as follows:

"On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan which included an allocation of \$3,000 for litter containers to be located near corner stores in the residential areas. Through the provision of litter containers, it is hoped to reduce the amount of litter in the neighbourhood while still allowing the stores to provide a service to the community.

There are six stores currently in operation in the residential area of Kensington, located at:

1. 3701 St. Catherines Street
2. 1243 East 28th Avenue
3. 4471 Inverness Street
4. 906 East 30th Avenue
5. 959 East 35th Avenue
6. 897 East 35th Avenue

Additional containers are planned for the commercially zoned areas of Kensington. The location and number of such containers will await the commercial area studies which will be completed by the summer of 1979.

The cost of six Granville Mall type (circular exposed aggregate with aluminum cover) litter containers is estimated at \$1,050, and the on-going maintenance (including pick-ups) is estimated at \$150 each per year and the Operating Budget should be increased to provide for this cost. Maintenance for the balance of 1978 is estimated at \$225.

The total cost of the six containers would be shared as follows:

C.M.H.C.	50%	\$ 525.00
Province of B.C.	25%	262.50
City of Vancouver	25%	<u>262.50</u>
		<u>\$1,050.00</u>

The Kensington Citizens' N.I.P. Planning Committee, C.M.H.C. and the Province of B.C. concur with the expenditure of Kensington N.I.P. funds on this project.

The Director of Planning and the City Engineer RECOMMEND

1. That Council approve the appropriation of \$1,050 from Kensington N.I.P. account 891/8704 to provide and install six Granville Mall type litter containers in the Kensington N.I.P. area.
2. That Council approve from Contingency Reserve, an increase of \$225 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for the balance of 1978."

The City Manager RECOMMENDS that the above recommendation of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 98

A-7

MANAGER'S REPORT, SEPTEMBER 22, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Investment Matters (Various Funds) July 1978

The Director of Finance reports as follows:

(a) Security Transactions during the month of July 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
July 4	Toronto Dominion Bank	Dec. 15/78	\$ 1,038,775.89	\$ 1,000,000.00	164	8.63
4	Bank of British Columbia	Aug. 22/78	2,527,621.23	2,500,000.00	49	8.23
4	Bank of British Columbia	Sept. 15/78	2,541,750.00	2,500,000.00	73	8.35
4	Bank of British Columbia	Nov. 15/78	1,031,242.19	1,000,000.00	134	8.51
4	Bank of Nova Scotia	July 14/78	1,002,082.19	1,000,000.00	10	7.60
4	Bank of Nova Scotia	Oct. 13/78	1,023,520.55	1,000,000.00	101	8.50
5	Canadian Imperial Bank of Commerce	Oct. 3/78	1,020,860.27	1,000,000.00	90	8.46
5	Canadian Imperial Bank of Commerce	Nov. 15/78	5,156,138.36	5,000,000.00	133	8.57
5	Canadian Imperial Bank of Commerce	Nov. 16/78	1,547,193.70	1,500,000.00	134	8.57
5	Canadian Imperial Bank of Commerce	Nov. 17/78	1,031,697.26	1,000,000.00	135	8.57
5	Canadian Imperial Bank of Commerce	Dec. 1/78	1,552,721.51	1,500,000.00	149	8.61
5	Bank of Canada	July 14/78	1,994,273.63	1,990,592.40	9	7.50
5	Bank of British Columbia	Oct. 31/78	1,027,479.45	1,000,000.00	118	8.50
5	Bank of Montreal	July 31/78	2,011,468.49	2,000,000.00	26	8.05
5	Bank of Montreal	Oct. 13/78	5,116,438.36	5,000,000.00	100	8.50
5	Bank of Montreal	Oct. 16/78	2,047,972.60	2,000,000.00	103	8.50
5	Bank of Montreal	Nov. 30/78	2,069,742.47	2,000,000.00	148	8.60
5	Bank of Montreal	Dec. 15/78	5,193,143.84	5,000,000.00	163	8.65
5	Bank of Montreal	July 6/78	3,000,328.78	3,000,000.00	1	4.00
6	Royal Bank of Canada	Nov. 15/78	999,776.51	969,620.00	132	8.60
6	Canadian Imperial Bank of Commerce	Oct. 17/78	1,023,929.86	1,000,000.00	103	8.48
6	Canadian Imperial Bank of Commerce	Nov. 15/78	2,061,985.75	2,000,000.00	132	8.57
6	Canadian Imperial Bank of Commerce	Nov. 22/78	2,065,349.04	2,000,000.00	139	8.58
6	Canadian Imperial Bank of Commerce	Nov. 24/78	516,572.33	500,000.00	141	8.58
6	Canadian Imperial Bank of Commerce	Nov. 27/78	516,924.93	500,000.00	144	8.58
6	Canadian Imperial Bank of Commerce	Dec. 15/78	4,153,567.12	4,000,000.00	162	8.65
6	Bank of British Columbia	Dec. 27/78	1,041,521.64	1,000,000.00	174	8.71
6	Bank of British Columbia	Dec. 29/78	2,083,997.81	2,000,000.00	176	8.71
6	Bank of Nova Scotia	Oct. 13/78	1,023,081.92	1,000,000.00	99	8.51
7	Mercantile Bank of Canada	Oct. 27/78	500,000.00	487,363.50	112	8.45
			<u>57,921,157.68</u>	<u>56,447,575.90</u>		

MANAGER'S REPORT, SEPTEMBER 22, 1978 (FINANCE: A7-2)

Clause #1 continued:

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes - Forward</u>						
			\$57,921,157.68	\$56,447,575.90		
July 7	Canadian Imperial Bank of Commerce	Aug. 31/78	2,025,073.97	2,000,000.00	55	8.32
7	Canadian Imperial Bank of Commerce	Sept.29/78	2,038,570.96	2,000,000.00	84	8.38
7	Canadian Imperial Bank of Commerce	Oct. 20/78	3,072,579.45	3,000,000.00	105	8.41
7	Canadian Imperial Bank of Commerce	Nov. 1/78	1,027,118.36	1,000,000.00	117	8.46
7	Royal Bank of Canada	July 10/78	3,000,986.30	3,000,000.00	3	4.00
10	Bank of British Columbia	Aug. 2/78	2,009,981.37	2,000,000.00	23	7.92
10	Bank of British Columbia	Nov. 30/78	4,135,242.74	4,000,000.00	143	8.63
10	Mercantile Bank of Canada	Sept.15/78	2,000,000.00	1,969,986.00	67	8.30
10	Bank of Montreal	Sept.29/78	2,037,282.19	2,000,000.00	81	8.40
13	Bank of Canada	July 14/78	3,000,842.47	3,000,000.00	1	10.25
18	Bank of Nova Scotia	Aug. 31/78	1,009,824.66	1,000,000.00	44	8.15
18	Bank of Nova Scotia	Dec. 27/78	2,077,316.16	2,000,000.00	162	8.71
18	Bank of Nova Scotia	Jan. 2/79	2,081,652.60	2,000,000.00	168	8.87
24	Bank of British Columbia	Aug. 15/78	1,507,296.16	1,500,000.00	22	8.07
28	Royal Bank of Canada	July 31/78	1,000,863.01	1,000,000.00	3	10.50
31	Bank of Nova Scotia	Jan. 15/79	2,604,367.12	2,500,000.00	168	9.07
31	Bank of Canada	Aug. 1/78	5,001,369.86	5,000,000.00	1	10.00
			\$97,551,525.06	\$95,417,561.90		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
July 25	City of Vancouver 10.00%	Dec.16/94	\$15,000.00	101.75	\$15,262.50	16/5	9.78

<u>Debentures</u>			<u>SINKING FUND TRANSACTIONS (SALES)</u>		<u>Sale Price</u>		
July 28	City of Vancouver 10.00%	Dec.16/94	\$ 5,000.00	\$ 5,100.00	\$ 5,132.00	16/5	9.75

3. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

<u>Debentures</u>							
July 27	City of Vancouver 9.25%	Sept.1/90	\$50,000.00	97.51	\$48,755.00	12/1	9.25

4. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

						<u>Term Days</u>	
<u>Chartered Bank Deposit Receipts and Government Notes</u>							
July 14	Mercantile Bank of Canada	Aug. 15/78	\$2,800,000.00	\$2,780,377.32		32	8.05

MANAGER'S REPORT, SEPTEMBER 22, 1978 (FINANCE: A7-3)

Clause #1 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL
ACCOUNTS ONLY - AS AT JULY 31, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts and Government Notes	\$134,174,333.90	\$130,845,419.18"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Rental Agreement for Police Satellite Radio
Receiver Installation at Fountainebleu Apartment

The City Engineer reports as follows:

"To provide reliable Police district radio coverage on the south west Marine Drive Area, a remote receiver is required along the south slope. No suitable site is available on any City owned building. The Fontainebleu Apartments 5455 Balsam St. Vancouver, B.C. will provide a suitable site and the owners, Loughheed Village Holdings Ltd., have agreed to lease the necessary area subject to the following conditions.

1. A \$25.00 per month cost for access to the roof top storage locker for holding a police satellite radio receiver.
2. Use of five watts of electrical power continuously.
3. Installation of a roof top antenna three cm. in diameter and three meters high.
4. Thirty day cancellation notice by either party.
5. No fault or liability of performance or equipment to the lessor.

The City Engineer recommends

That the Director of Legal Services be authorized to prepare and execute a lease agreement with Loughheed Village Holdings Limited, 9500 Erickson Drive, Burnaby, B.C. for the space required to accommodate the Police radio equipment."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Vancouver Economic Advisory Commission

The Director of Finance reports as follows:

"The Vancouver Economic Advisory Commission, established by Council this year, consists of persons from a very wide range of activities and all of them have severe time constraints. They have determined that the most appropriate and convenient times for their meetings are over lunch and have established their regular meeting time as the third Monday of each month from 11:30 a.m. to 1:30 p.m. The most convenient place to meet is at the Plaza 500 Hotel in one of their small meeting rooms with provision for sandwiches and coffee for lunch.

Clause #3 continued:

There is no provision in the budget for the cost of these meetings or the occasional sub-committee meetings that will be necessary. It is estimated that the cost would approximate \$1,500 per year; and approximately \$500 for 1978.

I would therefore recommend that Council approve this meeting structure with the luncheon costs being absorbed by the City and further, that \$500 be provided in the 1978 budget of the Economic Development Division with the source of funds to be contingency reserve; and, that the cost be included through the normal budget process in the future."

Your City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

4. Staff Overtime at Analyst's Laboratory

The Medical Health Officer reports as follows:

"Council, on August 29, 1978 authorized a review of the City Analyst's Laboratory. This review is being carried out by the B.C. Research Council but a report may not be available until the end of 1978.

As of September 8, 1978 the backlog of cases at the Analyst's Laboratory was estimated at over seven weeks. This backlog constitutes a very unsatisfactory situation, as we are not providing prompt service to the Attorney-General's Department and we are also causing families additional grief because, in many cases, we are delaying funerals.

The Assistant City Analyst has considered the hiring of temporary analysts for toxicological analyses but considers this option impractical because of the length of training time necessary for temporary analysts. Our only alternative, therefore, is additional overtime.

Council, on June 27, 1978 authorized an additional \$9,705.00 for overtime. However, only \$1,800.00 of this sum remains, and the City Analyst estimates that an additional \$5,650.00 would be required for the balance of 1978.

The Medical Health Officer recommends:

That an additional amount of \$5,650.00 be provided from Contingency Reserve to pay overtime to staff in the City Analyst's Laboratory during 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

5. Interest Allowed on Prepayment of Real Property Tax

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine, by by-law, the interest rate allowed and terms and conditions applicable to the prepayment of property taxes.

Our present interest of 6% per annum is not in keeping with current short-term interest rates and I therefore believe the City should increase its prepayment interest to 7½% per annum which is more representative of current market conditions. This rate to be effective on November 1, 1978.

The Director of Legal Services has prepared the necessary amending by-law and it is submitted to Council concurrently with this report.

I therefore recommend that Council approve the increase in the interest rate payable by the City on real property tax prepayments from 6% to 7½%, and amend By-law 4804 accordingly, effective November 1, 1978."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

A-8

MANAGER'S REPORT, SEPTEMBER 22, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Day Off in Lieu of Remembrance Day

The Director of Personnel Services reports as follows:

"The City's various Collective Agreements specify that when a public holiday falls on a Saturday or Sunday, and when the Federal and Provincial governments have made no proclamation that the holiday be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following as the day to observe the holiday.

There is a further option of designating the Friday as the day off for some employees and the Monday as the day off for the remainder, but this has not yet been exercised.

In 1978 Remembrance Day, November 11th, falls on a Saturday. No proclamation has yet been made by either of the senior governments and it is unlikely that one will be forthcoming. Therefore, the City is in a position to make its own choice.

A survey of other Lower Mainland municipalities reveals that, of those who have made a decision, all but one have opted for Monday, November 13 as the day to observe the holiday. It would be desirable to be consistent with this, but the November 15 civic election is a complicating factor. I am advised by the Supervisor, Voters' List and Elections, that it would be far more convenient if his staff were able to observe the holiday on Friday, November 10, and the City Clerk concurs.

I therefore recommend that:

- A. Monday, November 13 be designated as the day on which Remembrance Day is observed by the majority of the City employees involved.
- B. Friday, November 10 be designated as the day on which Remembrance Day is observed by the staff of the Voters' List Section of the City Clerk's Department.
- C. The Park, Police and Library Boards be advised of Council's decision in this matter."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 99

A-9

Manager's Report, September 22, 1978 (PROPERTIES: A-9 -1)

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Park Site #7 West End School and Park Site 1107 Thurlow Street

The Supervisor of Properties reports as follows:

"The above property which is legally described as Subdivision B of Lot 20, Block 23, D.L. 185, Plan 1291, known as 1107 Thurlow Street has been offered for sale to the City by the owners. Said property is located in the block bounded by Thurlow, Pendrell, Bute and Comox Street which form part of Park Site #7.

These premises comprise a two and one-half storey frame dwelling with full basement erected in 1905 on a lot 33' x 66' zoned W.E.D. The dwelling contains sixteen rooms divided into four rental units. Also, there are seventeen plumbing fixtures, the roof is patent shingle, the exterior walls are stucco and heat is supplied by an automatic gas-fired furnace. The dwelling is generally in good condition.

Following negotiations with the owners, they have agreed to sell for the sum of \$65,000.00 as of September 30, 1978, subject to the owners retaining rent-free possession to October 31, 1978. This price is considered to be fair and equitable and it is proposed to rent this property on a month-to-month basis until the land is required for development at which time the dwelling will be demolished.

It is recommended that the Supervisor of Properties be authorized to acquire Subdivision B of Lot 20, Block 23, D.L. 185, Plan 1291 known as 1107 Thurlow Street for the sum of \$65,000.00 on the foregoing basis chargeable to Code #4139/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. False Creek - Lot 34 - Proposed Subdivision

The Director of Finance reports as follows:

"Lot 34 is a parcel of City-owned land in the False Creek development - Phase I and is adjacent to the City-owned Heather Marina. On June 22, 1976, Council approved the terms for the City to enter into a long-term lease for the property with Frank Stanzl Construction Ltd. Due to a number of outstanding issues, this lease has not been entered into and a report will be presented to Council in October proposing fresh lease terms.

The purpose of this report is to seek a subdivision of this Lot 34 into two separate parcels numbered Lots 59 and 60, as noted on the attached drawing. This subdivision is required to facilitate two separate developments on this site, one of which is a strata title development and the second which is a simple lease. The first development, which is on the proposed Lot 60, is the existing marina commercial building which incorporates the on-shore facilities of the Heather Marina plus space for retail and office. The second development on the proposed Lot 59 is a proposed restaurant building.

Council is being asked to approve the sub-division in advance of reviewing the proposed lease terms in order to speed up the documentation process. Approval of the subdivision does not, in itself, commit the City to any further action.

Manager's Report, September 22, 1978 (PROPERTIES: A-9 - 2)

Clause 2 continued

It is recommended that the subdivision of Lot 34, False Creek, Plan 16518 into two lots as described on the attached drawing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Approval of Subdivision Plan Pertaining to City-Owned Lots Held for Fraserview Parking

The Supervisor of Properties reports as follows:

"The portion of the City property known as the Fraserview Collective Parking Lot, legally described as Lots 7, 8, 19 and 20, Blocks 4, 5 and 6, D.L. 649, Plan 2236, is situated between 48th and 49th Avenues west of the lane west of Fraser. Portions of the lots have previously been established for lane purposes.

An area along 49th Avenue has recently been re-surveyed due to a fault in an old survey and it was necessary to repost some of the boundaries, including this site. As a consequence, it was felt appropriate to take the opportunity to consolidate these lots for convenience, and to dedicate by the plan the portions formerly established for lane.

It is recommended that the plan of subdivision be submitted to the Approving Officer for approval, be signed on behalf of the City of Vancouver and be deposited in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Establishment of City Land for Road Purposes

The Supervisor of Properties reports as follows:

"City-owned Lot 1, Block 252, D.L. 526, situated on the east side of the 1800 block Granville Street, was acquired by the City from the Canadian Pacific Railway Company in 1967 in exchange for City lands. The lot is located within the boundaries of the False Creek development and is in use for road purposes forming part of the access to Granville Island.

The City Engineer has requested that, to facilitate the False Creek Project, the lot now be formally established for highway purposes, and it is therefore

recommended that Lot 1, Block 252, District Lot 526, Plan 9736, be established for highway purposes and that the formal resolution to establish the same for highway purposes submitted concurrently with this report be adopted by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Manager's Report, September 22, 1978 (PROPERTIES: A-9 - 3)

5. Lease of 17 Foot Widening Strip of Arbutus Street Adjacent to Lot D, Block 425, D.L. 526.

The Supervisor of Properties reports as follows:

"The 17 foot widening strip of Arbutus Street adjacent to Lot D, Block 425, D.L. 526, situated on the east side of Arbutus Street, 13th Avenue to 14th Avenue, is presently leased to C.X. Film Processing Laboratories Ltd. for a period of thirty years from October 1, 1967. An application has been received to subdivide Lot D, Block 425, D.L. 526 and the owners have requested that the present lease be cancelled and two new agreements be drawn up to cover the two new parcels.

The City Engineer has no objection to each of the proposed lots obtaining an encroachment agreement for the portions of the 17 foot strip used provided the present lease is cancelled coincident with the registration of the two agreements.

It is recommended that two new encroachment agreements be drawn to the satisfaction of the Director of Legal Services subject to the following conditions:-

- A. Annual rental on newly created Lot A is \$304.00.
- B. Annual rental on newly created Lot B is \$1,054.00.
- C. Annual rental on both agreements to be reviewed every 5 years."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Sixty-year Ground Lease to G.V.H.C. for Family Housing - Foster and Euclid Streets

The Supervisor of Properties reports as follows:

"On December 14, 1976, Council approved the following recommendation of the Housing and Environment Committee of December 2, 1976.

'That the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites'

One of these sites was identified as Foster and Euclid Streets.

The Greater Vancouver Housing Corporation has now agreed to lease Lot A, Block 7, D.L. 36 and 49, subject to the following terms and conditions:

- a) For a term of 60 years from the date of the lease by both parties but in no event more than 90 days after City Council approval of this lease.
- b) To be a prepaid lease in the amount of \$242,000.00. The sum of \$121,000.00 to be paid on commencement of the lease and the balance on substantial completion of the buildings, but no later than April 1, 1980.
- c) The buildings are to be built and maintained for non-profit family housing.

Clause 6 continued

The Supervisor of Properties recommends that the City enter a lease with the G.V.H.C. on the foregoing terms and conditions with the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Sale of City-Owned Site for Modest Income Housing

The Director of Finance, City Engineer, Director of Planning and the Supervisor of Properties report as follows:

"The Supervisor of Properties reports:

City-owned Lots 7, 8 and 9, Sub. J, Block 31, D.L. 182, Plan 729, situated on the N/W corner of Napier and McLean are currently under the jurisdiction of the Property Endowment Fund Board. The three lots comprise a site of approximately 17,216 square feet with a frontage of 132 feet on both Napier Street and McLean Drive in an area zoned RM-3 (Multiple Dwelling District). This site has been considered by the P.E.F. Board as a prime site for marketing. Prior to the site being advertised, the Director of Planning requested consideration be given to a need for Modest Income Family Housing in the area. The P.E.F. Board has agreed to consider a direct sale at market value to a non-profit group which wishes to develop housing for families of modest means subject to Council approval and providing there was no conflict with the Local Area Planning Study.

The Director of Planning reports:

"The sale of this City-owned site for the development of a non-profit family housing project is recommended in the Draft Grandview-Woodland Local Area Policy Plan. The Plan notes that family housing on this site would be compatible with the neighbourhood, especially considering the site's location across the street from Britannia Community Services Centre. Preliminary discussions have taken place between planning staff and the non-profit group wishing to purchase the property. The Director of Planning feels that this is a good opportunity to sell the land for the purpose suggested in the Draft Area Policy Plan.

Use of Proceeds from Sale for Park Acquisition and/or Development.

The Draft Grandview-Woodland Area Policy Plan also identifies the deficiency of park space in Grandview-Woodland, identifies a sub-area most in need of additional park space, and explores various methods of financing park acquisition and/or development. In this connection the Draft Area Policy Plan recommends that the proceeds from the sale of the McLean/Napier City-owned site should be used to acquire and/or develop park in the Britannia Slopes area south of First Avenue (see map, Appendix I).

It is noted that Council practice generally has been not to earmark proceeds from the sale of land for park or other capital expenditures. However, there have been exceptions to this practice in cases where priority needs have been identified. Two examples of Council earmarking funds in this manner are:

-Fairview Slopes (Policy 22, June 1, 1976): proceeds from the sale of City-owned land earmarked for social housing.

Clause 7 continued

-Wall Street Park (February 4, 1977): proceeds from the sale of City-owned land approved for park development on adjacent City land.

In the case of Grandview-Woodland, the neighbourhood has the fewest acres of neighbourhood park per person of any residential neighbourhood in the City. In terms of neighbourhood park, Grandview-Woodland has .91 acres per 1000 compared to a City average of 2.56 acres per 1000. If City-wide parks as well as neighbourhood parks are included in the calculation, the comparison is Grandview-Woodland still with .91 acres per 1000 compared to a City average of 6.5 acres per 1000. (See Appendix I for location of parks in East Vancouver).

The existing City land at McLean and Napier is not appropriately located for park use because it is adjacent to Britannia Centre and close to Grandview Park, and is therefore a good site for family housing as recommended in this report.

The Britannia Slopes area south of First Avenue is identified in the Draft Area Policy Plan as the sub-area most deficient in park space. Characteristics of the area, indicating its need for park acquisition and/or development, are as follows:

- No park in area.
- No City-owned land which could be dedicated in the future for park use.
- Area is cut off from other parks by distance and major arterials (Clark, Broadway, Commercial, First Avenue).
- Former park site two blocks north of First would have been the closest park if developed, but has instead been used for Grandview Terrace housing project.
- Population of area is about 4,500.
- Zoning is apartment (RM-3) and therefore density has been increasing. Family housing (single family and conversion) still predominates.
- Over 225 senior citizens live in Grandview Towers, three high rises located in the middle of the area.

Several alternatives for providing park in the area have been explored including N.I.P. funds, use of school property, use of B.C. Hydro property, and proceeds from sale of City lands. As it is not within the N.I.P. boundaries, N.I.P. funds are not available. An earlier offer by B.C. Hydro to lease their small gas regulator site at Second and Woodland for park purposes has since been re-evaluated by B.C. Hydro and withdrawn. If funds were made available by Council, such as from the sale of City land, possibilities would include acquiring property in the area, or improving the Grandview School grounds for park uses.

The Grandview-Woodland Citizens' Planning Committee is in favour of using the proceeds from the sale of the McLean/Napier site for park south of First.

Clause 7 continued

Park Board staff note that of the three types of park, Grandview-Woodland has no community or City park, and that even its neighbourhood park acreage is very deficient.

In summary, the Draft Grandview Woodland Area Policy Plan identifies the suitability of the existing City land at McLean and Napier for family housing, and also identifies the need for additional City land in another sub-area for park purposes. The Director of Planning feels that this is a specific case where earmarking funds from the proceeds of the sale of City-owned land may be warranted.

The Director of Planning approves the sale of the McLean/Napier site to the group identified in this report, subject to approval of a Development Permit Application for a non-profit family housing development.

And further wishes to submit for the CONSIDERATION of Council whether Council should allocate the proceeds from the sale of the McLean/Napier site to park acquisition and/or development in the Britannia Slopes area south of First Avenue, and instruct the Director of Planning to explore alternatives for the use of these funds for park with B.C. Hydro, the School Board, and Park Board for report back. Alternatively, Council may wish to defer consideration of this matter until the Area Policy Plan is submitted.'

The City Engineer reports as follows:

"The N. 12' of Lot 7, Blk.31, Sub.J, D.L. 182, Plan 729 has been established as lane. As Lots 7, 8 & 9 are to be consolidated, the north 12' of Lot 7 is no longer required for lane.

I recommend that the north 12' of Lot 7, Blk.31, Sub.J, D.L. 182, Plan 729, which has been established as lane, be closed, stopped up, and consolidated with the abutting City-owned Lots 7, 8 & 9, subject to a public utility easement being retained over the W.10' of the Consolidated site.

The Director of Finance and the Supervisor of Properties report as follows:

"Negotiations have been conducted with "Inter-City Infill and Rehabilitation Housing Society" and agreement was reached as to price and conditions of sale, taking into account the type of housing desired and the immediate need. The purchase price is at full market value.

It is noted that the sale of these lands will not prejudice the planning proposals in the area.

In view of the foregoing, it is recommended that the sale of Lots 7, 8 and 9, Sub. J, Block 31, D.L. 182, Plan 729 be approved subject to the following terms and conditions:

- (a) Purchase price of \$154,000.00 payable on City terms of $\frac{1}{4}$ down, the balance payable in three equal installments of 6, 12 and 18 months, with interest at a rate of 11% on the unpaid balance.
- (b) Development permit for the development of housing for families of modest means to be obtained within six months from the date of sale.
- (c) All documentation to be to the satisfaction of the Director of Legal Services.
- (d) The date of sale to be the date of the approval of this report.

Clause 7 continued

The Director of Planning submits for the Consideration of Council:

"Whether Council should allocate the proceeds from the sale of the McLean/Napier site to park acquisitions and/or development in the Britannia Slopes area south of First Avenue, and instruct the Director of Planning to explore the alternatives for the use of these funds for park with B.C. Hydro, the School Board, and Park Board for report back. Alternatively, Council may wish to defer consideration of this matter until the Area Policy Plan is submitted."

The Director of Finance comments as follows:

"I am very much opposed to the specific allocation of the proceeds of the sale of any property to an unrelated capital expenditure. I believe it subverts the priority setting process of Council, and in this case, the Park Board. The creation of parks should be done on a City-wide priority basis determined by the Park Board and within the context of funds made available by Council in light of its overall priorities regarding the use of all available capital funds. If the parks situation in this area is deficient as described, then the question arises as to why hasn't the Vancouver Park Board recognized this and taken appropriate action in their parks acquisition programme."

The City Manager RECOMMENDS approval of the recommendations of your officials, and further RECOMMENDS Council not approve allocation of the proceeds for park purposes, as this would be contrary to the overall priority setting Council tries to achieve in its budget processes.

8. Sale of City-Owned Property

The Director of Legal Services and Director of Finance report as follows:

"Council on August 12th, 1975 authorized the sale of the former Haro Park Site (Lots 23 to 26, Block 32, D.L. 185) to the Lions' Gate B'nai B'rith Building Society, for the purpose of establishing a multi-purpose service centre for geriatric care. The sale was completed for the price of \$350,000.00 which is about half the estimated market value and as a consequence the Society was required to grant an Option to Repurchase to the City if construction was not commenced within eighteen months of the date of sale or not completed within thirty-six months of the date of sale (June 30, 1978). The centre is being financed by C.M.H.C. under section 15.1 of the National Housing Act and C.M.H.C. has now informed the City and the purchaser that they will not loan the money unless the City agrees to repay the mortgage in full should the Option be exercised as the City is not an eligible borrower under the provisions of Section 15.1.

The Director of Finance does not recommend that the City undertake such repayment of the mortgage which has a principal amount of \$6,798,695.00.

The purchaser has commenced construction on the project but financing is being stalled because of the C.M.H.C. requirement.

Having regard for these circumstances and in order to permit the purchaser to proceed with development without a commitment by the City, the Director of Finance and the Director of Legal Services recommend that the Option be released."

The City Manager RECOMMENDS that the Option be released.

B

MANAGER'S REPORT

TO: Vancouver City Council

DATE: September 6, 1978SUBJECT: Task Force on Municipal Policing Costs in British Columbia
Preliminary Report

CLASSIFICATION: RECOMMENDATION

The Chief Constable and the Director of Finance report as follows:

"The City has received the preliminary report of the Task Force on Municipal Policing Costs. Copies of the summary of policy options and preliminary recommendations were circulated to members of Council on August 8, 1978 by the City Manager.

The Task Force is requesting written briefs by October 1 and it is understood that there will be some discussion at the U.B.C.M. convention on September 20-22.

The purpose of this report is to provide Council with a brief summary of the report for information and recommendations to form the basis of a brief to the Task Force on the preliminary report.

I. Background

City Council on May 16th approved the submission of a brief to the Task Force which was prepared by the Director of Finance and the Chief Constable. A copy of the brief, which includes the terms of reference of the Task Force, is attached to this report as Appendix A.

II. Results of the Task Force Study (Preliminary)

In general, the preliminary report (387 pages) is considered to be a very good report and does identify the inequities that exist in the distribution of policing costs in the Province, especially the extra cost to the City of Vancouver and the other 11 self-policed municipalities. In addition to the cost inequities, there are other non-financial aspects of the report that affect the City and these are shown in Section III - Recommendations.

Some of the highlights or relevant points contained in the preliminary report are as follows:

1. Self-policed municipalities, such as Vancouver, appear to have a much higher per capita police strength than municipalities with R.C.M.P. contracts.
2. Vancouver has a very high cost of policing in relation to the other 11 self-policed municipalities (1976 data) shown as follows:

Cost per Capita

Vancouver	\$67.05
Average of other 11 municipalities	42.96
Average including Vancouver	55.66

Cost per \$10,000 Property Value

Vancouver	19.49
Average of other 11 municipalities	13.96
Average including Vancouver	16.92

Cost as % of Municipal Expenditures

Vancouver	17.4%
Average of other 11 municipalities	13.1%
Average including Vancouver	15.6%

- 2 -

3. R.C.M.P. contract policing is very cost advantageous to the municipalities vs. self-policing (e.g. on a per capita basis):

Vancouver	\$67.05
Average of 11 other self-policing municipalities	42.96
R.C.M.P. average	27.03

4. The preliminary report recognizes the increased burden on the local taxpayers in "trading centers" and "core cities" and recommends that the Province recognize this.

III. Summary of Recommendations and Conclusions

There are 38 recommendations of the Task Force included in the preliminary report. Your officials have reviewed the recommendations and report on them as follows:

1. Relevant to the City and recommended by your officials for support (priorities set 1 to 4).
2. Relevant to the City and agree.
3. Not applicable to the City.

1. Relevant to the City and Recommended by your Officials for Support (priorities set 1 to 4)

<u>Recommendation No.</u>	<u>Priority No. 1</u>
4	When considering any special policing grants to municipalities the Province give recognition to the extra costs incurred by trading centers and core cities.
20	If withdrawal of R.C.M.P. from municipalities within the G.V.R.D. is in fact contemplated, long range phase planning begin immediately, for the purpose of developing a regional force in the G.V.R.D. rather than several new municipal forces.
*24	Court appearances by policemen while on duty be considered part of their "regular duties", and that the cost incurred continue to be borne by the municipality.
*25	When a policeman is required to attend court during his off-duty hours, and chooses time off in lieu of overtime pay, the cost thereof continue to be borne by the municipality.
*26	The province reimburse municipalities for the cost of overtime pay earned by off-duty policemen as a result of criminal court appearances where the policeman chooses to be compensated by pay instead of time off.
*27	Municipalities trying to cut down on court overtime consider the West Vancouver example of a "Court Witness Management Programme".
28	The Provincial Ministry of Health expedite the development of the Detoxification Center in Vancouver to replace the city jail drunk tank.

* Recommendations 24-25-26-27 refer to court overtime costs and, while we feel this is a priority 1 subject, we do not quite understand the rationale of the recommendations. More study or discussion with the Task Force is required on these points.

- 3 -

Recommendation No. Priority No. 1 (Cont'd.)

- 32 The B.C. Police Commission study and report to the Attorney-General on the feasibility of providing assistance for capital financing of police buildings and major renovations therein to all municipalities responsible for policing. Such assistance may be either modelled on the 10 year straight line amortization method used by the Federal Government, or be provided through an outright grant.
- 33 The Attorney General institute a system of capital financing of major police equipment items for municipalities with their own force, similar to the system used by the Federal Government for RCMP contract municipalities. This assistance would apply to major purchases of items costing over \$25,000 such as communication equipment, helicopters, vessels, computer and information systems.
- 35 Trained policemen not be utilized as prisoner guards. The pre-trial services center and detoxification center in Vancouver be completed by the earliest possible date and all full-time police members relieved from prisoner guard duty. In the interim, the Provincial government reimburse Vancouver and Victoria for the cost of full-time sworn members required as prisoner guards. (Estimated cost of salaries in 1977: \$1,100,000.)
- 36 The B.C. Police Commission study and report to the Attorney General on criteria for establishing provincial-municipal cost sharing of prisoner costs applicable to municipalities with their own police force.
- 37 Municipal responsibility for prisoners should end once an arrest is made and a charge is laid.
- 38 The Provincial Government assume financial responsibility for all costs concerning the provision of facilities and holding of prisoners in police lockups.

Priority No. 2

- 15 The Attorney General set up a committee with representatives from the five municipal forces and 7 R.C.M.P. detachments located within the Greater Vancouver Regional District to examine the feasibility of establishing policing services on a cooperative basis.
- 31 The B.C. Police Commission study the feasibility of centralized purchasing of appropriate items for the twelve municipalities with their own force, either through the Commission or some other agency.

Priority No. 3

- 7 Any municipalities which have Indian reserves within their boundaries be reimbursed by the province to the extent they are required to provide police services to the reserve(s).
- 9 The province continue its policy of providing policing for traffic purposes on limited access freeways within municipalities, provided the municipality concurs.
- 10 Municipalities which have freeways within their boundaries should, if they so choose, submit a request to the Attorney General to have their portion of the freeway patrolled by the provincial force for traffic purposes.

- 4 -

Recommendation No.Priority No. 3 (Cont'd)

- 11 If the Attorney General is unable to provide freeway policing to any municipality which requests it, the province should reimburse the municipality accordingly.
- 19 The Attorney General of B.C. meet with the Solicitor General of Canada in an effort to determine the future policy of the R.C.M.P. with respect to policing large municipalities.
- 21 If the current Sheriff Services staff are not able to provide a complete range of their services in any municipality responsible for policing and if police members are therefore required to provide these services that the Sheriff Services pay the cost incurred.
- 22 Each municipality examine its ratio of sworn members to civilians, determine an optimum ratio for its department or detachment, and take the steps necessary to attain this optimum.
- 23 The B.C. Police Commission, upon request from municipalities, provide consultation on the effective use of civilians in police operations.

Priority No. 4

- 3 The province, through the B.C. Police Commission, establish a standard system of detailed reporting on the costs of policing services in municipalities responsible for policing; and that the B.C. Police Commission be responsible for:
- the annual collection of this information from the appropriate municipalities and police organizations;
 - analysis of the data;
 - distribution of results and comparative findings to municipalities, police boards, police organizations and other interested parties.

2. Relevant to the City and Agree

The following two recommendations are agreed to at this time and for the reasons given in the report. They have not had priorities set as they do not require any further action at this time.

Recommendation No.

- 18 A Regional Police Force should not be established in the Greater Vancouver Regional District at this time.
- 30 The Attorney General prohibit the use of police lock-ups for intermittent sentences and implement the proposal of the Committee on Intermittent Sentences to use regional correctional centers for this purpose.

3. Not Applicable to the City of Vancouver

Nos. 1, 2, 5, 6, 8, 12, 13, 14, 16, 17, 29, 34

(See Appendix "B" for details)

IV. Cost Sharing

One of the major purposes of the Task Force was to consider alternative methods of cost sharing that would distribute the policing cost burden on a more rational and equitable basis throughout the Province. The Task Force has presented eight methods for discussion which are dealt with in summary form as follows:

- METHOD 1: Percentage of Police Costs
- METHOD 2: Per Capita Basis
- METHOD 3: Equalized Assessment Basis
- METHOD 4: Crime Rate Basis
- METHOD 5: Population to Police Ratio Basis
- METHOD 6: First 5,000 Population A Provincial Responsibility
- METHOD 7: Province Pays 100% of Municipal Portion of Policing Costs
- METHOD 8: Assessing Taxpayers Covered by the Provincial Contract

(For details of methods, see pages 100 to 130)

From the above methods, the Task Force has considered and presented five preliminary policy options which are discussed as follows:

POLICY OPTION A (Page 131 to 137)

- Province to pay for all municipal police expenditures less
 - Federal contributions
 - Accommodations costs
 - Above standard police services
- Funding would be provided:
 - From present or new Provincial sources
 - Property taxes on all property owners at an equal mill rate in the Province.
- Province would approve municipal police budgets and set standards for policing.

Associated with this option are some basic principles, guidelines, etc. which are reported on as follows:

(a) Basic Principles

- (i) All property in B.C. requires police protection or availability of police services.
- (ii) However, policing is more than a service to property, it is also a service provided to people.
- (iii) Every citizen in B.C. demands and requires police protection or access to police protection, no matter where they may be in the Province.
- (iv) Most crimes occur within municipal boundaries; but policing problems, the nature of crime and criminals themselves do not recognize local borders.
- (v) It is important to maintain local control and involvement around police issues where that is a priority of the municipality.

(b) Guidelines for Financing and Operation

The Task Force has proposed that approximately 80% of the municipal expenditures on policing (1976 = \$72,684,631) be raised from Province wide property taxes and 20% from other Provincial sources.

The mill rate to raise this amount is estimated at 5.1281 mill throughout the Province. In Vancouver, this amounts to approximately \$10,980,000 in 1978 compared to present costs of \$29,500,000 provided in the City's budget. (Excluding \$1,000,000 for lock-up expenses).

The Province would be required to provide the 20% balance from other sources and the Task Force has mentioned Liquor Revenue increases and possible vehicle licence increases.

(c) Role of Police Boards and Municipal Councils

The Vancouver Police Board would maintain its current role in regards to policing services including development of the police budget.

(d) Provincial Administrative Body

Under this option, it would be necessary to provide an administrative body to control monetary expenditures, determine manpower standards, etc. In the opinion of the Task Force, the B. C. Police Commission would be the appropriate organization for this function.

POLICY OPTION B (Page 138 to 144)

This option is a combination of:

GRANT TO MUNICIPALITIES WITH THEIR OWN POLICE FORCE, USING PER CAPITA BASIS (METHOD 2) AND EQUALIZED ASSESSMENT BASIS (METHOD 3)

PLUS

GRANT ON A POPULATION TO POLICE RATIO BASIS (METHOD 5)

PLUS

ASSESS TAXPAYERS COVERED BY THE PROVINCIAL CONTRACT (METHOD 8)

The basic principles and guidelines, etc. related to this option are as follows:

(a) Basic Principles

- i) Municipalities with their own police force should be receiving assistance from senior levels of government.
- ii) "Core cities" or "trading centers" with a daily influx of people for work or entertainment, and other municipalities experiencing high crime should receive assistance to meet the additional costs of policing.
- iii) All property and citizens in B.C. require police protection and therefore should contribute directly toward the costs.

(b) Guidelines for Financing and Operation

This policy option would provide for a grant to the City in 1976 dollars of \$8,248,811 as shown on Appendix C attached to this report. The total grants that would be paid out under this option amount of \$13,591,407. It is suggested that the source of revenue for this would be to assess the taxpayers covered by Provincial contract at \$20 per capita and this would provide \$12,036,500. The balance of \$1,554,907 would have to be provided from other Provincial revenue. It is also noted by the Task Force that if this policy option is implemented, it should be done over a five-year period. (60% first year).

POLICY OPTION C (Pages 145 to 149)

This policy option is very similar to Policy Option B. The major difference is the treatment of people living in unorganized areas and municipalities with population under 5,000.

If the Province is reluctant to assess taxpayers now covered by the Provincial contract, then the Task Force proposes that the first 5,000 population be made a Provincial responsibility.

This option would then become a combination of:

GRANT TO MUNICIPALITIES WITH THEIR OWN POLICE FORCE, USING PER
CAPITA BASIS (METHOD 2) AND EQUALIZED ASSESSMENT BASIS (METHOD 3)

PLUS

GRANT ON A POPULATION TO POLICE RATIO BASIS (METHOD 5)

PLUS

FIRST 5,000 POPULATION A PROVINCIAL RESPONSIBILITY (METHOD 6)

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

The same three principles outlined under Policy Option B would apply here as well, with the following additions:

- (iv) If areas under the Provincial policing agreement are not contributing directly toward policing costs, and if the Province is paying this cost, then other areas should receive a similar type of assistance.

(b) Guidelines for Financing and Operation

The cost to the Province under this policy would be \$21,360,863. The Task Force does not indicate where these funds would come from so it is assumed they would have to be provided from other Provincial sources such as liquor and vehicle permit increases.

The grant to the City under the Option C is \$8,584,074 in 1976 dollars as shown in Appendix D attached to this report.

POLICY OPTION D (Pages 150 to 155)

This option is a combination of

ASSESS TAXPAYERS COVERED BY THE PROVINCIAL AGREEMENT 4 MILLS FOR
POLICING

PLUS

REIMBURSE ALL MUNICIPALITIES RESPONSIBLE FOR POLICING FOR 50% OF
"ELIGIBLE POLICE COSTS" IN EXCESS OF 4 MILLS.

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

- i) All property and citizens in B.C. require police protection and therefore should contribute directly towards the costs.

- ii) When developing cost sharing formulae, consideration should be given to a municipality's ability to pay.
- iii) Extra expenditures incurred by "core cities", "trading centers" and other municipalities experiencing high crime should be taken into account.

(b) Guidelines for Financing and Operation

The cost to the Province in 1976 dollars would be \$19,427,250. It is proposed that taxpayers in areas covered by the Provincial policing agreement be assessed 4 mills which would raise approximately \$11,171,783. The balance of \$8,255,467 would have to be raised from other Provincial revenue.

The grant to the City under policy Option D would be \$9,471,697 as shown in Appendix E attached to this report.

POLICY OPTION E (Pages 156 to 160)

Under this option all municipalities responsible for policing would be reimbursed by the Province for 50% of "eligible" police costs in excess of 6 mills.

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

The following two principles were outlined in policy Option D and apply here as well:

- (i) When development cost sharing formulae, consideration should be given to municipalities ability to pay.
- (ii) Extra expenditures incurred by "core cities", "trading centers" and other municipalities experiencing high crime should be taken into account.

(b) Guidelines for Financing and Operation

Based on 1976 costs, the cost to the Province for this option would be \$12,411,006. The report does not state where the Province would raise these funds and it is assumed that it would be from possibly increased liquor and vehicle fees.

The grant to the City of Vancouver under this option would be \$7,331,486 as shown in Appendix F attached to this report.

Policy Option Recommended by your Officials

Your officials have reviewed the various options (A) to (E) and would recommend Option B of the proposals put forward in the report.

Option B (1976 \$)

City Cost of Policing		\$27,500,000
Grant from Province		
\$5. per capita	\$2,050,000	
\$1.50 per 10,000 of assessment	\$2,115,000	
Population to police ratio	<u>\$4,080,000</u>	
Grant to the City		<u>8,245,000</u>
Estimated Net Cost to City (1976)		<u><u>\$19,255,000</u></u>

Although Option "B" does not provide the largest grant to the City, it does in our opinion meet the inequity question on a reasonable basis. It provides for grants on some rational basis associated with the cause of policing people, property and recognizes "core" and "trading center" costs. Comments on other higher grant options:

- Option "C" provided an increase of \$335,000 to the City in order to avoid charging those areas without any current cost. This increases the cost to the Province from \$1,550,000 to \$21,360,000. These funds must be provided from some source.
- Option "D" provides an increase of \$1,225,000 but would have severe problems associated with "eligible" police costs and could tend to be uncontrollable since increased police costs would be at 50¢ dollars.

V. Recommendations

The Chief Constable and Director of Finance recommend as follows:

1. That City Council endorse the 24 recommendations of the Task Force noted under Section III (1) as "Relevant to the City and Recommended by your Officials for Support".
2. That City Council endorse the two conclusions arrived at in Section III (2) and referred to as Recommendations 18 and 30 as follows:

A Regional Police Force should not be established in the Greater Vancouver Regional District at this time.

The Attorney General prohibit the use of police lock-ups for intermittent sentences and implement the proposal of the Committee on Intermittent Sentences to use regional correctional centers for this purpose.

3. That City Council receive for information the 12 recommendations noted in the report as not applicable to the City of Vancouver.
4. That City Council support Option "B" of the preliminary report as the City's recommended cost sharing formula for police costs in the Province, except for the phasing in time suggested in the report.
5. That the foregoing report be submitted to the Task Force on Municipal Policing, drawing particular attention to further discussion regarding Recommendations 24 to 27."

The City Manager RECOMMENDS that recommendations 1 to 5 of the Chief Constable and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 100

C

MANAGER'S REPORT

September 21, 1978

TO: Vancouver City Council

SUBJECT: Staffing New Central Hotel and Ferry Hotel

CLASSIFICATION: Recommendation

The Director of Civic Buildings reports as follows:

"Council, on July 25, 1978, when dealing with a report on the New Central Hotel and Ferry Hotel approved the following recommendation.

'The Director of Social Planning recommends that City Council approve the acquisition, effective August 1, 1978, by the Vancouver Public Housing Corporation, of the New Central Hotel and the Ferry Hotel by assumption of a modified mortgage from CMHC where the purchase price totals \$1,312,937.83. The mortgage to be at a rate of 7 5/8 percent and to terminate in the year 2010.'

Vancouver City Council at its meeting on December 14, 1976, approved the following motion:

'That the management except for the Multiuse Centre of the New Central and Ferry Hotels be assigned to the Properties Division of the Finance Department.'

Subsequent to this report, the responsibility for the operation of the hotels has been transferred to the Civic Buildings Department.

We are advised that the date of the acquisition may be October 1, 1978, subject to written confirmation that 100 percent subsidy will be payable for all tenants in the residences at the time of takeover.

The Director of Civic Buildings recommends approval for the following positions on the date of acquisition and authorization for the Director of Personnel Services to proceed with these classifications:

- A. Residence Manager - 1
- B. Clerk 1 - 4
- C. Building Service - 3
Workers

These positions are to be under the Direction of the Director of Civic Buildings.

The Budget for the above staff has been approved by Central Mortgage and Housing Corporation."

The City Manager RECOMMENDS that the foregoing RECOMMENDATION of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 100

MANAGER'S REPORT

September 22, 1978

TO: Vancouver City Council

SUBJECT: Alternative Trade and Convention Centre

CLASSIFICATION: Information

The Director of Planning reports as follows:

At the initiative of Mr. James Fensom, Architect, the City Planning Department has received a preliminary proposal for an alternative Convention Centre to be located on Block 41, adjacent to the Georgia and Devonshire Hotels. The Director of Planning submits this proposal (attached to this report) for Council's information, noting that in his proposal Mr. Fensom requests to speak to Council as a delegation.

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 100

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 14, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy (Clauses 1 and 2)
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Marpole Local Area Planning Program - Progress Report and Terms of Reference for Citizens' Planning Committee

The Committee considered a report of the City Manager dated August 31, 1978 (copy circulated) in which the Director of Planning advises that on November 1, 1977, Council approved a local area planning program in Marpole; the area bounded by 57th Avenue to the Fraser River, Angus Drive to Ontario Street.

Mr. D. Thomsett, Marpole Area Planner, advised that the first public meeting in the area, attended by 350 people, resulted in 63 people attending the first Marpole Citizens' Planning Committee meeting. The membership remains at about 65 and is representative of the community. The report recommends that the Terms of Reference of the Committee (Appendix A of the City Manager's report) be approved.

The "plan" for Marpole, being prepared by Planning Staff and the Citizens' Committee, is expected to be completed by March, 1979.

The report outlines the preliminary conclusions reached by the Parks and Community Facilities Sub-Committee i.e., more park space is needed, waterfront access along the Fraser River is important, a permanent seniors centre is needed; and the Traffic and Transportation Sub-Committee i.e., commuter traffic should be channelled quickly through Marpole and prevented from using local streets, parking in commercial areas is deficient, transit conditions could be improved, some signalization is needed for crosswalks.

The report outlines the current issues under discussion by the Citizens' Committee: relocation of Firehall #22, future use of vacant lands at the foot of Angus Drive, use of David Lloyd George School Annex, formation of a merchants association for Granville Street, the airport connector bus route, use of the Laing Bridge for all commuter transit service, and the question of split zoned lots at 67th Ave. and Hudson Street.

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 September 14, 1978

(I-2)

Clause No. 1 continued:

The Committee,

RECOMMENDED

THAT the Terms of Reference for the Marpole Citizens' Planning Committee (Appendix A of the report of the City Manager dated August 31, 1978) be approved.

2. Champlain Heights - Phase 2, Plan Amendments

The Committee considered a report of the City Manager dated August 28, 1978 (copy circulated) in which the Champlain Heights Project Manager advises that at a Public Hearing on June 24, 1976, Council rezoned Areas E and F in Champlain Heights from RS-1 Single Family Dwelling District to CD-1 Comprehensive Development District restricting the form of development for each enclave. The conditions of development can be amended by resolution of Council without going through a formal public hearing. In Phase 1 several changes were made by reporting to Council.

When the plan for Areas E and F was approved in June, 1975, it was recognized that some refinements would be required i.e., the Boundary Rd./Marine Drive connection and the alignment of the loop road/Marine Drive connector. The City has also benefited from the experience of marketing and developing Phase 1. Through this experience and advice from the Champlain Heights Market Consultant (Mr. G. Oikawa), additional refinements have been recognized - the principal one being to reduce the size of the enclaves. In Phase 1, some parcels were too large, thereby eliminating all but a few of the major developers from bidding. The Director of Planning feels that smaller sites will improve residential livability within each enclave.

The revised plan is consistent with the initial goals and objectives established in the 1974 Implementation Report. The total number of units may increase slightly (old plan 1760 units - new plan 1845), however, this increase is still within the number permitted under the zoning (1850). The specific conditions of development for each enclave will be revised in accordance with the overall goals and objectives for Areas E & F and will then be presented to Council in order to formally amend the conditions of development.

A report will also be presented for Council's consideration outlining a detailed development budget for Phase 2, together with a budget status report on Phase 2.

The Committee,

RECOMMENDED

- A. THAT the Phase 2 plan for Champlain Heights Areas E and F be approved as revised on the Appendix to the report of the City Manager dated August 28, 1978.
- B. THAT the Project Manager and Director of Planning report back to Council on the revised specific conditions of development of each enclave.

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 September 14, 1978

(I-3)

3. Status of City-owned land bounded by 29th Avenue, Boundary Road and Monmouth Street

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) forwarding a report of the Director of Planning, of the same date (on file in the City Clerk's Office) in which he outlines the various issues involved in the future disposition of City land in this area and recommends that a meeting be held in the community to discuss the various land use options.

In July, 1973 Council identified the City land bounded by Price, Tanner and Boundary Road as a potential family housing site. There was local resident opposition to the proposed development and on August 12, 1976 at a Public Hearing, Council resolved not to approve an application to rezone the Price and Tanner site to CD-1 for family rental use.

The concerns expressed by residents can be summarized as follows:

- (a) The lack of adequate playground facilities within the area.
- (b) The belief of local residents that the neighbourhood is an island cut off from adjoining areas by the major streets of 29th Avenue, Joyce Street and Boundary Road and that access to playground space for young children necessitates them having to cross these busy arterials.
- (c) The unresolved traffic problems in the community.

Based on a meeting (with local residents on November 3, 1976) the Parks Board requested City Council to instruct the Planning Department to:

" . . . review and report on the designation of the 2.4 acre City-owned parcel (Appendix I) for park purposes . . . and comment on the feasibility of a green buffer strip on City land on Boundary Road between 29th Avenue and Kingsway . . . "

Subsequently on August 12, 1977 City Council requested the Director of Planning to prepare a report for presentation to Planning and Development Committee on the matter of City lands in the 29th Avenue and Monmouth area with particular reference to the need for recreational facilities in the area.

The Director of Planning believes the disposition of City lands in the area should achieve the following goals:

- (a) Reduce the environmental effects of Boundary Road traffic;
- (b) Respond to the community's desires with respect to park/playground facilities;
- (c) Provide housing.

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 September 14, 1978

(I-4)

Clause No. 3 continued:

To achieve the above goals, the Director of Planning considered three alternatives for development of City land involving combinations of buffer strips, housing, playground and institutional uses (indicated on Appendices II, III and IV of the report of the Director of Planning dated August 25, 1978).

The three alternatives can be briefly summarized as follows:

- (a) Appendix II outlines a single family housing solution to the property and includes a 1.1 acre park playground.
- (b) Appendix III outlines a combination of single family dwellings and low density market townhouses at 11 units per acre on the western portion of the property away from Boundary Road. A heavily landscaped buffer 88' in depth runs the length of the City's property facing Boundary Road except for the extreme southern portion where a .84 acre playground is proposed.
- (c) Appendix IV is very similar to the Appendix II alternative except that development of a church or institutional use is proposed for the northern portion of the site at 29th Avenue.

Comments of other Departments are:

Engineering Department. The proposal to provide a buffer between major arterial roadways and housing areas is an important urban design consideration and unless a high standard of environmental protection is met, the placement of additional housing on Boundary Road is inappropriate and this need should be met in areas of the City which do not adjoin major streets.

Finance Department. The Director of Finance and Supervisor of Properties have provided detailed comments regarding the economic implications of the alternative land uses outlined in this report. They do not agree with the Director of Planning that the schemes outlined in Appendices III and IV are preferable and the Director of Finance requests Council to consider a variation of the option described in Appendix II.

Park Board. Informal discussions with Park Board staff regarding the land use options have resulted in their general agreement with the alternative outlined in Appendix III.

The Director of Planning recommended:

- (i) THAT the options outlined in the report be approved as the basis for further discussion.
- (ii) THAT this report be referred to the Park Board for their information and consideration.
- (iii) THAT a special meeting of representatives of Council and the Park Board be held in the community to discuss the alternatives.
- (iv) THAT following the above meeting, City staff report on the selection of a scheme for implementation.

cont'd....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 September 14, 1978

(I-5)

Clause No. 3 continued:

The City Manager noted that balancing the overall financial considerations outlined by the Director of Finance against local environmental concerns can only be done by Council, when it has had the benefit of community input from the proposed meeting, as well as the basic information contained in this report.

The Ad Hoc Citizens Committee, Boundary, Tanner, Price, presented a brief (copy circulated) noting that they had not requested a buffer zone along Boundary Road. This was mentioned at a Park Board meeting of November 3, 1976 by a member of the Board. Mrs. C. Taulu and Mrs. M. Scarfe stated that this need not go out to the community again. They have been adamant that there should only be single family housing. Park should be provided but not as suggested in Appendix II to the report, surrounded by houses.

The Committee agreed that there should be no multiple family housing in the area. If there was no need for a buffer strip along Boundary some of the alternatives could be eliminated. Mrs. A. Lancey stated that the City Engineer had advised that a buffer strip was necessary. Mr. P. Leckie, Director of Finance, stated that by preference the City Engineer would like a buffer strip the length of Boundary Road but this would be a financial and physical impossibility.

The Committee noted that if the City is developing the land for housing, there would be a responsibility to provide park.

The Committee suggested that rather than take the proposed alternatives to the community, City and Park Board staff and the citizens committee meet to discuss possible alternatives and report back to the Committee.

The Committee,

RECOMMENDED

- A. THAT there be no multiple family housing in any development of the City-owned land bounded by 29th Avenue, Boundary Road and Monmouth Street.
- B. THAT representatives of the Parks Board, the Planning, and Finance Departments and the Citizens' Committee meet to determine various options which would both meet the concerns of the community and obtain the maximum return to the City and report these options to the Committee.

The meeting adjourned at approximately 3:25 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 100

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 14, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard (Clauses 6 to 7)
 Alderman Marzari (Clauses 2 to 7)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 31, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations

Subject to certain procedures and guidelines, City Council, on April 23, 1974, authorized the Committee to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum (\$10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration

- a) a request from The Green Thumb Players for surplus City furniture and equipment valued at \$495.00;
- b) a request from the Red Door Rental Aid Society for surplus City furniture and equipment valued at \$360.00; and
- c) a request from the Vancouver Explorations Workshops Society for surplus City furniture and equipment valued at \$555.00.

Copies of aforesaid requests are on file in the City Clerk's office.

Following brief discussion, the Committee

RESOLVED

THAT the Committee approve of the following sales:

- a) \$495.00 worth of surplus City furniture and equipment to The Green Thumb Players for \$51.98;
- b) \$360.00 worth of surplus City furniture and equipment to the Red Door Rental Aid Society for \$37.80; and
- c) \$555.00 worth of surplus City furniture and equipment to the Vancouver Explorations Workshops Society for \$58.28.

Continued

RECOMMENDATION

2. Liquor Permit Application - 1636 Robson Street Development Permit Application No. 81653

The Committee had before it for consideration a Manager's report dated August 25, 1978, on the application of Mr. Sam Yehia for Development Permit Application No. 81653 to use a portion of the second floor of the building at 1636 Robson Street as a holding bar in conjunction with the existing restaurant.

In the report, the Director of Planning reported as follows:

'The above noted application has been filed to use a portion of the second floor of the existing building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Robson Street between Bidwell and Cardero Streets in the W.E.D., West End District.

The proposed holding bar development will provide an assembly area of approximately 555 sq. ft. (approximately 19% of the restaurant area). The proposed seating capacity for the holding bar is 22 seats, this is approximately 20% of the proposed seating for the dining area (110).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 28 seats.

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit:

"this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81653 to Mr. Sam Yehia to use a portion of the second floor of the building at 1636 Robson Street as a holding bar, in conjunction with the existing restaurant.

3. Liquor Permit Application - Stanley Park, Ferguson Point Development Permit Application No. 81342

The Committee had before it for consideration a Manager's report dated September 5, 1978, on the application of Mr. J. Spick for Development Permit Application No. 81342 to add to and alter the existing restaurant (Ferguson Point Teahouse) at Stanley Park and to use a portion of the restaurant as a holding bar.

Continued

Clause No. 3 Continued

In the report, the Director of Planning reported as follows:

"The above noted Development Permit Application has been filed to add to and alter the existing restaurant (Ferguson Point Teahouse) and to use a portion of the restaurant as a holding bar.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 370 sq. ft. (14% of the floor area of the restaurant). The seating capacity for the dining area is 80 and the proposed seating for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

This application has received clearance from the Building and Health Departments. The Police Department have recommended favourable consideration. The Parks Board have given their clearance for the holding bar.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the new liquor outlet."

Appearing before the Committee on this matter was a representative from the Planning Department.

During discussion, a member of the Committee questioned whether a ramp to provide access to the existing restaurant for wheelchair customers has been installed, indicating it was her understanding that an undertaking had been given that such a ramp would be installed.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81342 to Mr. J. Spick to add to and alter the existing restaurant (Ferguson Point Teahouse) at Stanley Park and use a portion of the restaurant as a holding bar, on the condition that the applicant provides a wheelchair access ramp to the restaurant to the satisfaction of the Director of Planning.

**4. Liquor Permit Application - 2204-06 York Avenue
Development Permit Application No. 81643**

The Committee had before it for consideration a Manager's report dated August 29, 1978, on the application of Mr. J. Ratchford for Development Permit Application No. 81643 to use a portion of the main floor of the building at 2204-06 York Avenue as a holding bar, in conjunction with the existing restaurant.

Continued

Clause No. 4 Continued

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a Holding Bar area, in conjunction with the existing restaurant.

This site is situated on the south side of York Avenue between Yew and Vine Street in the C-2B District.

The proposed Holding Bar development will provide an assembly area of approximately 300 sq. ft. (approximately 14% of the floor area of the restaurant). The proposed seating capacity for the Holding Bar is 32 seats, which is approximately 34% of the total seating capacity for the dining area (93).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a Holding Bar. In accordance with the Act the applicant is permitted a maximum of 23 seats.

The proposed Holding Bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit;

"This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action, and revised drawings are to be first submitted or the submitted drawings revised, clearly indicating a maximum of 23 seats in the Holding Bar."

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81643 to Mr. J. Ratchford to use a portion of the main floor of the building at 2204-06 York Avenue as a holding bar, in conjunction with the existing restaurant.

5. Control of Minors in Cabarets

At its meeting on August 31st, 1978, the Committee was in receipt of the attached Manager's report dated August 14, 1978 and requested the Director of Legal Services to bring forward a draft by-law which would prohibit persons under the age of 19 from being inside cabarets.

The Committee had before it for consideration a draft by-law (copy circulated) submitted by the Director of Legal Services which would prohibit persons under the age of 19 from being inside licensed cabarets.

The Director of Legal Services and a representative of the Police Department appeared before the Committee on this matter.

Continued

Report to Council
 Standing Committee of Council on Community Services
 September 14, 1978

(II-5)

Clause No. 5 Continued

During discussion, it was noted that under the Provincial Liquor Act, no minors other than entertainers shall be permitted on the premises of cabarets, a situation which, the Police Department's spokesman suggested, is contradictory. The Police spokesman added, however, that the department rarely receives complaints regarding underage entertainers in cabarets.

Following brief discussion, it was

RECOMMENDED

THAT the draft by-law be forwarded to Council for approval in principle and formal consideration of Council later this day.

6. Condition of Family and Juvenile Courts, 2625 Yale Street

Council, on June 27, 1978, approved the following recommendations from the Community Services Committee:

- "A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.
- B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.
- C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street. "

At its meeting on August 31st, 1978, a representative of the City's Family Courts Committee presented a brief dated August 31, 1978 (copy circulated) which listed a number of deficiencies in the compliance of the courts building with City by-laws.

In accordance with recommendation "B" from the June 27, 1978 Council meeting, Mr. Lou McKinney of the B.C. Building Corporation and Mr. Dennis Olson of the Facilities Management Unit of the Attorney-General's Department appeared before the Committee this date. Representatives of the Family Courts Committee were also present.

The spokesman for the Family Courts Committee reiterated the complaints contained in his brief dated August 31, 1978, pointing out that none of the requirements to meet the City Fire By-law have been met by the B.C. Building Corporation, which leases the building from the City and sub-leases it to the Attorney-General's Department.

The Chief Fire Warden admitted that the building technically does not comply with City by-laws, although its condition is not a hazard to life.

The spokesman from the Attorney-General's Department pointed out that his department leases the building from B.C. Building Corporation and is anticipating being housed in a new facility in approximately two years.

Continued

Clause No. 6 Continued

Mr. McKinney of B.C. Building Corporation said the corporation does not have sufficient funds to bring all the buildings it operates in the Province up to full compliance with all standards, and further pointed out that because the corporation has only a month-to-month lease from the City, and as the facility is scheduled for replacement, the corporation is hesitant to spend further funds on upgrading this particular building.

The Committee replied that in order to alleviate the corporation's concern on the tenancy, it could recommend a one-year lease. Mr. McKinney suggested the corporation would prefer a two-year lease, saying there are too many political considerations to guarantee that B.C. Building Corporation will have a new facility available for the Family Courts within two years.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services and the Supervisor of Properties prepare and enter into a new lease of the Family Courts Building at 2625 Yale Street to the B.C. Building Corporation for one year, with an option of renewal for an additional year; such lease to be conditional upon:

- i) B.C. Building Corporation bringing the building up to full compliance with all City by-laws as soon as possible; and
- ii) B.C. Building Corporation maintaining progress and supplying written progress reports to the City every three months on construction of a new Family Court facility.

7. Condition of Buildings -

Ferrara Court Apartments and Lee Building

a) Ferrara Court Apartments, 504 East Hastings Street

The Committee had before it for consideration a letter dated September 11, 1978 from the secretary of the Downtown Eastside Residents' Association (copy circulated) enclosing a petition from residents of Ferrara Court Apartments, 504 East Hastings Street, who asked that action be taken to have the Standards of Maintenance By-law enforced in their building. The petition stated there is a horrible smell coming from the basement of the building, mice and cockroaches are prevalent, the hallways, steps and elevator are filthy and garbage is not emptied daily and accumulates in cardboard containers which attract more mice and cockroaches.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association, several residents of Ferrara Court Apartments, and two representatives of the Environmental Health Branch of the Health Department.

A spokesman for the Health Department advised the Committee the building was examined by Health Inspectors and it was determined the smell from the basement was caused by sewage backing up and the owner has engaged a contractor to repair this problem. Traces of cockroaches and mice were observed and the owner has hired a pest control operator to rectify this situation.

Continued

Report to Council
Standing Committee of Council on Community Services
September 14, 1978

(II-7)

Clause No. 7(a) Continued

The tenants reiterated the complaints contained in their petition, and in addition, complained of malfunctioning and leaking radiators, saying such problems exist in suites numbered 507, 506, 307 and 502.

Ms. Swanson suggested that the Committee should impose a timetable for all the problems to be rectified and that if the building is not brought up to standards, then the City should carry out the repairs under the Standards of Maintenance By-law.

Following discussion, it was

RECOMMENDED

THAT the Medical Health Officer advise the owners of the Ferrara Court Apartments that the building must be brought up to standards and report back to the Community Services Committee in two weeks with a complete list of all work required to bring the building up to standards, such report to include comment on the level of janitorial service provided at the Ferrara Court Apartments;

FURTHER THAT the owners of the Ferrara Court Apartments be invited to appear before the Community Services Committee to discuss this matter.

b) Lee Building, 175 East Broadway

The Committee had before it for consideration a letter dated September 10, 1978 from the secretary of the Downtown Eastside Residents' Association (copy circulated) enclosing a petition from tenants of the Lee Building at 175 East Broadway, who stated that the plumbing leaks, often there is no hot water, the electrical wiring is unsafe, the elevator keeps breaking down, and that mice and cockroaches are a constant nuisance in the building.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association and several tenants of the Lee Building, who reiterated the complaints contained in their petition.

A spokesman for the Health Department advised the owners had been charged, under Health By-laws, on June 8 and August 15, 1978.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee in two weeks with a complete list of all repairs and upgrading necessary under the Standards of Maintenance By-law at the Lee Building, 175 East Broadway, such report to include the estimated cost of repairs;

FURTHER THAT the owners of the Lee Building be invited to appear before the Community Services Committee to discuss this matter.

The meeting adjourned at approximately 2:40 P.M.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



September 14, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 14, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
D. Bellamy
M. Ford
H. Rankin

ABSENT: Alderman M. Harcourt (Civic business)

COMMITTEE CLERK: E. Bowie

The minutes of the meetings of August 10, 17, and 24, 1978, were adopted.

1. Four-way Stop Signs: 32nd Avenue and Argyle Street

The Committee had for consideration a Manager's Report dated September 5, 1978, in which the City Engineer reported as follows:

"This request for stop signs at 32nd Avenue and Argyle Street originated with a petition of 54 signatures headed by Mr. Norman Perrin of 4819 Argyle Street and dated March 18, 1978 (on file in City Clerk's Office).

BACKGROUND

A review has been made of this residential intersection. It found the physical conditions to be good, traffic volumes and parking densities light, and the accident rate low, with only eight accidents being recorded over the last six years. This rate is approximately the average for a residential intersection. It was also noted that neither street makes the type of connections with the nearby arterial streets likely to attract significant volumes of through traffic.

It is realized that when motor collisions occur at an intersection from time to time, the nearby residents become alarmed. In this instance, of the recorded accidents, the last two occurred on the 9th and the 17th of March, 1978, and the petition requesting stop signs was written the following day, on March 18th. No further accidents have been recorded to the middle of August.

The City policy with regard to the installation of stop signs is as follows:

1. Stop signs are installed on all streets intersecting through streets, collector streets and any street not a through street on which transit vehicles operate.
2. Other intersections are treated individually, following an examination of the intersection and its accident record. Stop signs are normally only installed at intersections where the records indicate eight accidents have occurred over the last two years or ten over the last three years, and these accidents are of a type which would be prevented by a stop sign installation.

Clause 1 Continued

2. Other factors such as severe sight obstructions, excessive grades, etc. are also examined.

CONCLUSION

In view of the low accident rate, the lack of unusual physical characteristics, and current City policy, the installation of stop signs at the intersection of 32nd Avenue and Argyle Street is not warranted at this time. The City Engineer recommends that stop signs not be installed."

The City Manager concurred with the City Engineer's recommendation.

No delegations were present to speak to this matter but the Committee was advised Mr. Vern Barnes, 4810 Argyle Street, one of the sponsors of the petition had contacted the Committee Clerk and regretted a delegation could not attend because most of the area residents were working. Mr. Barnes had indicated motorists were using Argyle as a short cut to 41st Avenue and high speeds had been noted. Residents were particularly concerned because of the large number of school children using Argyle.

Committee members noted without representations from the residents they had no alternative but accept the City Engineer's evaluation of traffic conditions. However, the matter could be considered again at some future date if residents felt the situation warranted further study.

RECOMMENDED

THAT four-way stop signs not be installed at the intersection of 32nd Avenue and Argyle Street.

2. Request for Pedestrian Actuated Signal: Bayswater and Point Grey Road

In a City Manager's Report dated August 17, 1978, (circulated) the City Engineer reported on pedestrian crossing studies conducted in the vicinity of Tatlow Park, in response to a Park Board request for the installation of a pedestrian actuated signal at the intersection of Bayswater and Point Grey Road.

Mr. D. Henderson, Traffic Division, reviewed the report with the Committee and advised studies carried out in 1977 and again during the past summer, did not indicate a signal was warranted. Pedestrian crossing opportunities were extremely good with traffic gaps averaging eight seconds. No pedestrian related accidents had been recorded during the past five years.

RECOMMENDED

THAT a pedestrian actuated signal not be installed at the intersection of Bayswater and Point Grey Road.

3. Fraser-Cambie Bus Line Improvements

The Committee had for consideration, a City Manager's Report dated September 6, 1978, (circulated) in which the City Engineer recommended improvements to the Fraser-Cambie Bus service, with respect to bus stops, shelter locations and some operational adjustments.

Clause 3 Continued

In the report, the City Engineer referred to significant congestion and delays for buses proceeding east-bound on Robson Street between Thurlow and Hornby. The delays occurred primarily in the off-peak periods (9:00 a.m. to 4:00 p.m.) and were a result of the pedestrian/transit mall through Robson Square. Although transit-only lanes were available, automobile congestion at the approaches to the Square was delaying buses. The Robson Street Revitalization Study recently completed by Urbanics Consultants Limited, and expected to be presented to Council within a few weeks, indicated the closure of the 800 Block Robson is affecting the accessibility of Robson Street and the area's position as a major regional specialty retail area. One of the recommendations of the Study would be to re-open Robson Street to one lane of west-bound automobile traffic.

The City Engineer addressed the Committee on this matter and pointed out the main problem with present traffic patterns is the difficulty in making the required left-hand turns from Robson Street to Hornby Street, where pedestrian crossing activity restricted the flow of left turning vehicles.

Various measures had been examined but initially it was suggested that signal timing adjustments and operational modifications be implemented. The impact of these measures could be assessed prior to the review and possible implementation of more significant corrective actions.

The Committee indicated support of the various measures indicated in the sections A, B, and C, contained in the Manager's Report; however, in considering item A (2), dealing with a suggestion to install a bus stop at the north end of the Cambie Street Bridge, members of the Committee noted a number of industries and commercial businesses operated in this area employing large numbers of people. The nearest bus stop was at Hamilton Street, two long blocks away. The City Engineer was requested to review this matter again for report back.

RECOMMENDED

- A. THAT a bus stop be established on west-bound Robson Street at Granville Street.
- B. THAT the bus stop on west-bound Robson Street at Hornby Street be cancelled.
- C. THAT the bus stop on west-bound Robson Street at Seymour Street be cancelled.
- D. THAT the City Engineer be instructed to re-examine the feasibility of establishing a bus stop at the north end of the Cambie Street Bridge to serve workers employed in the area.

4. Provincial Revenue Sharing Act: Roadway Improvements

The Committee had for consideration, a Manager's Report dated September 6, 1978 (circulated). Mr. W. Curtis, City Engineer, outlined the projects which were submitted to the Province for funding as part of the 1978-1979 Revenue Sharing Act - Major Municipal Highway Grants, as authorized by Council on March 21, 1978.

The City submitted a number of projects requesting funding in the order of \$3,433,900. Of these projects, funds in the amount of \$543,000 were approved for the Burrard Street widening, improvements to Cambridge - Skeena to Boundary, and property acquisitions for Nanaimo Street roadway improvements.

Clause 4 Continued

Mr. Curtis outlined the reasons why the remainder of the projects were not approved

The report states that:

"In 1978, we did not receive approval for as many projects as we had hoped. Of the 24 B.C. communities that were granted provincial funding under the Highway Revenue Sharing Program, Vancouver was ranked 20th on a per capita basis and received only 25% of the average of the other communities (see attachment). However, considering that this is the first year of a continuing program and it is anticipated that the Revenue Sharing Program will expand in future years, the City should continue to apply for funding."

The Committee

RECOMMENDED

THAT the City Engineer be instructed to write to the Province, pointing out our low per capita grant and requesting that in subsequent years it be increased.

5. Local Improvements and Provincial Revenue Sharing - Highways

Council on March 21, 1978, authorized the submission of applications for Provincial Revenue Sharing on a number of street and signal projects.

The Committee had for consideration, a Manager's Report dated September 1, 1978, (circulated).

Mr. W. Curtis, City Engineer, provided details on

- A. How this Provincial Revenue Sharing would affect cost sharing under local improvements;
- B. Alternative approaches to the matter of local improvements on arterial streets, and
- C. The impact of Provincial funding on Streets Capital Funding.

In the report, the City Engineer and Director of Finance discuss the application of Senior Government funding to local improvements and recommend that Provincial contributions not be applied directly to reduce the Property Owners' share of these projects for the following reasons:

- a. The Provincial funding is limited and it is quite possible that one arterial street would receive contributions while another would not. It would be patently unfair for the Owners on one to receive a reduction and on the other not.
- b. The Provincial contributions relate to the Arterial role of these streets, the cost of which is borne by the City-at-large.

As an alternative, it is suggested that Residential properties (one and two-family zoned) on arterial streets be given a reduction of one-quarter in local improvement charges for pavement and curbs.

The report also outlined the approved City applications for 1978 Revenue Sharing - Highways:

Burrard-Broadway-Arbutus improvements	\$458,500
Cambridge, Skeena to Boundary	34,500
Property Acquisition for Nanaimo at 29th	50,000
	<u>\$543,000</u>

Clause 5 Continued

After discussion, the Committee

RECOMMENDED

A. THAT residential (one and two-family zoned) properties on local improvements for paving and curbing arterial streets be given a 25% reduction, the reduction to apply to projects placed on the Tax Roll in 1979 or later; and that the Director of Legal Services be requested to bring forward the necessary amendment to the Local Improvement Procedure By-law. There should be no additional direct reduction of the Property Owners' share where Provincial Revenue Sharing is approved.

B. THAT the City Engineer be authorized to proceed with the balance of the Burrard-Broadway-Arbutus improvements:

- Burrard Street, Cornwall to 10th
 (completion beyond first stages already authorized)
- Left-turn bays on Broadway at Burrard
- Left-turn bays on Broadway at Arbutus
- Widen 12th Avenue, Maple to Arbutus

at an estimated cost of \$540,000

- from Provincial Revenue Sharing	\$458,500
- from unappropriated balance of Burrard-Broadway Arbutus funds (148/7902)	<u>81,500</u>
	\$540,000

C. THAT the City Engineer be instructed to report, in consultation with the Director of Planning and Supervisor of Properties, on the remaining lands; and that they be withheld from sale pending that report.

D. THAT the Supervisor of Properties be authorized to negotiate for Nanaimo Street widening at 29th Avenue for report back to Council, and that \$110,000 be appropriated from budgeted Streets Capital Funds (account 148/7971) for this purpose.

E. THAT \$56,000 be appropriated from 1978 funds freed-up by Revenue Sharing - Highways to give the reduction recommended in 'A' on current projects; and that the \$28,500 balance be held in Streets Capital for later allocation by Council.

F. THAT this pattern for use of Streets Funds freed-up by Provincial Revenue Sharing - Highways be approved in principle for future years:

- allocation to give the reduction to residential properties on arterial streets
- holding of the balance in Streets Capital for allocation by Council.

6. Transportation for the Handicapped

The Committee had for consideration, an extract from the minutes of the meeting on September 11, 1978, of the Special Committee of Council on the Disabled (circulated) and a copy of a brief on transportation for the handicapped, prepared by Mr. Tim Louis and Ms. Taz Pirbahn (on file in the City Clerk's Office).

Mr. Louis and Ms. Pirbahn were present for discussion on this matter.

The brief outlines the present service as provided by the Lions Club, details the present problems and offers suggested solutions for a more comprehensive transportation service for the handicapped.

Clause 6 Continued

The brief suggests that the ideal long term solution would be the takeover of handicapped transit by the Urban Transit Authority but it would be some time before this could take effect. Two short term solutions are suggested as follows:

'The first short term solution would be to fragment the Lion's transportation service leaving them to operate buses for those outside of Vancouver, and City Hall to operate the service for those inside City limits. Under this plan both services could be jointly handed over to the GVRD when the UTA becomes effective and reunified into one comprehensive group.

The second short term solution, and the preferred one would be to have the City of Vancouver take full responsibility for the entire service operating near a break-even point outside of Vancouver and subsidizing the service within City limits. Those municipalities served by Vancouver would be asked to contribute towards their deficit. The City of Vancouver would continue to operate the service until handing it over to the GVRD when the UTA is in effect. Service including availability of rides and cost to the user, would remain the same for those outside Vancouver until the GVRD takeover, at which time increased funding would improve service for outlying areas.'

The Special Committee on the Disabled forwarded the following resolutions to the Standing Committee on Transportation for approval:

- A. THAT the Urban Transit Authority be requested to take over responsibility of funding the handicapped transit service as soon as possible.
- B. THAT City Council make a commitment to increase funding to the present service to the extent where fifteen additional buses could be put into operation within a year.
- C. THAT the City Manager be requested to report to the Standing Committee on Transportation on the desirability and cost effectiveness of the City assuming the responsibility of operating this service as opposed to retaining the present funding arrangement with the Lions Club.

Some discussion took place on whether another social service agency apart from the Lions Club be approached to take over this service. Mr. Louis said that when a service such as this is operated by a social service agency, disabled persons tend to feel patronized. He reiterated his point that the service should be taken over and run by the City of Vancouver.

The Committee agreed that the Urban Transit Authority should be requested to take over the responsibility of handicapped transit and in this regard, Mr. Curtis, City Engineer, referred to clauses contained in the new "Urban Transit Authority Act", which indicates that the Authority will put emphasis on transportation for the handicapped.

Mr. Bowers, City Manager, suggested that rather than the City undertaking this service, B.C. Hydro be approached to operate a transportation system for the disabled on the same basis as the presently operating downtown Free-bus - with a City subsidy.

Report to Council
Standing Committee on Transportation
September 14, 1978

III-7

Clause 6 Continued

Following further discussion, the Committee

RECOMMENDED

- A. THAT the Urban Transit Authority be requested to take over responsibility of funding the handicapped transit service by April 1, 1979.
- B. THAT the City Manager be requested to report to the Standing Committee on Transportation on the desirability and cost effectiveness of the City or B.C. Hydro assuming the responsibility of operating this service as opposed to retaining the present funding arrangement with the Lions Club.
- C. THAT the following resolution from the Special Committee of Council on the Disabled be referred to the City Manager for study and report back to the Standing Committee of Council on Transportation as soon as possible or within one month.

"THAT City Council make a commitment to increase funding to the present service to the extent where fifteen additional buses could be put into operation within a year."

* * * * *

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 101

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

SEPTEMBER 14, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, September 14, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gibson

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:1. Hodson Manor

The Committee considered the attached Manager's Report dated July 6, 1978, wherein the Director of Social Planning reported on the lease of Hodson Manor to the Multi-Cultural Society. The report included background information, the current situation whereby the Society is requesting a grant to offset rental charges the Society is unable to pay, uses of space by other organizations, the need for community space in the area by the False Creek and Fairview Slopes residents.

The Director of Social Planning does not support the continued use of Hodson Manor by the Multi-Cultural Society because of parking problems and the unsuitability of the building as a community centre. As of August 8th the Multi-Cultural Society has paid no rent on Hodson Manor since November, 1977. Total rent in arrears is \$9,180. Society representatives state that they have no funds to pay the rent for the 4 month period December 1977 - March 1978 because of a misinterpretation of Federal Secretary of State funding policy. The Society believed that their budget had been approved as submitted and spent funds accordingly only to find later that they would not be reimbursed for rent expense incurred for that 4 month period. The April '78 - March '79 budget has still not been approved by the Federal Government.

The Social Planning Department feels that the building is not suitable for use by the Society, it should be more centrally located elsewhere. The needs of the community have changed immensely in the last three years, local residents require space for cultural activities and local use would not have the existing parking problems.

The Supervisor of Properties stated that the question of maintenance should be looked at if a new lease is drawn up. Presently the maintenance is split between the City and the Society and it should be clearly defined who is responsible for the maintenance.

continued.....

Report to Council
Standing Committee on Finance & Administration
September 14, 1978 (IV-2)

Clause #1 continued:

Mr. Oosterhuis attended the meeting and distributed copies of a letter dated September 14, 1978 from the Society and other attachments as noted in his letter (on file in the City Clerk's office). He felt that the Society would be able to function if the City would grant a 50% reduction in future rental and a 50% reduction in the \$4,080 back rental owed to the City. They are seeking financing from the Provincial Government and also hope to raise money from T.V. programs. The Day Care Society, which was renting part of the premises, has vacated and Mr. Oosterhuis stated that the Society would like to use the whole building. Noise generating activities are incompatible with their activities and cannot co-exist in the building.

The Director of Finance advised that in his opinion, given the circumstances of the Society, it is unlikely that the City will be able to collect the rent that is in arrears or the reduced rent recommended by the Director of Social Planning.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Social Planning meet with Fairview Slopes and False Creek residents to determine local neighbourhood and other uses for Hodson Manor and to report back to the Finance and Administration Committee by November 30, 1978.
- B. THAT 50% of the rental arrears for the period December 1, 1977 to March 31, 1978 in the amount of \$2,040 (50% of \$4,080) be forgiven and rental for the balance of 1978 be reduced by 50% to \$535 per month commencing April 1, 1978 in view of the anticipated reduced funding.
- C. THAT if federal funding is not approved by November 1st, 1978, the matter of rental be included in the above report re future use of the facility.

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 101